



6 Bells Cottages, Wormegay
£950 per calendar month

BELTON DUFFEY



6 BELLS COTTAGES, CASTLE ROAD, WORMEGAY, KING'S LYNN, NORFOLK, PE33 0SG

A charming 2 bedroom cottage being recently modernised, situated in the peaceful village of Wormegay.

DESCRIPTION

A charming 2 bedroom cottage being recently modernised, situated in the peaceful village of Wormegay.

This recently modernised two-bedroom cottage is situated in the village of Wormegay and offers comfortable accomodation throughout. The property benefits from two bedrooms, off-road parking, oil-fired central heating and a useful utility room, providing additional space for laundry and household storage.

SITUATION

Wormegay is a small and attractive rural village situated just 6 miles south of King's Lynn in the heart of the Norfolk countryside. The village offers a peaceful setting while remaining conveniently placed for access to the town's wide range of shopping, schooling and leisure facilities with the mainline train to Kings Cross (1hr 50 mins) just 3.5 miles away at Watlington.

KITCHEN

3.75m x 2.73m into window recess (12' 4" x 8' 11") A range of fitted wall and base units with worktop over, white sink with drainer and stainless steel mixer tap, fitted electric oven and hob with extractor over, wood effect flooring

LIVING ROOM

3.93m into window recess x 3.90m (12' 11" x 12' 10") narrowing to 3.53m (11' 7") radiator, two windows to front, wood effect flooring

DOWNSTAIRS WC

1.48m x 1.29m (4' 10" x 4' 3") low level wc, wash hand basin, heated towel rail

UTILITY

2.33m x 2.79m (7' 8" x 9' 2") cupboards with worktops over, stainless steel sink and drainer with stainless steel mixer tap

BATHROOM

2.91m x 2.33m into window recess (9' 7" x 7' 8") bath with stainless steel taps, large shower cubicle with rainfall shower. low level wc, wash hand basin, heated towel rail

BEDROOM 1

4.01m x 3.25m (13' 2" x 10' 8") fitted carpet, radiator, window to front

BEDROOM 2

3.48m into window recess x 3.00m (11' 5" x 9' 10") fitted carpet, radiator, window to rear

OUTSIDE

brick paved courtyard garden, oil tank, parking for one car at front of property



ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit - [right-to-rent service.gov.uk/https://right-to-rent.service.gov.uk/rtr-prove/id-question](https://right-to-rent.service.gov.uk/rtr-prove/id-question)
- 4) Deposit - £950.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.

DIRECTIONS

Proceed from the town centre along London Road, take the second exit at Southgates Roundabout onto Hardwick Road, at the roundabout take the third exit along the A10 (West Winch), proceed to the roundabout and take the first exit onto the A134, turn left onto Castle Road, continue along and the property will be found on the right hand side.

OTHER INFORMATION

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX.

Council Tax Band A.

Electric central heating system.

EPC - D.

VIEWING

Strictly by appointment with the agent.







BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

