



brittons

Bakers Way, Docking, King's Lynn

- FIVE BEDROOM DETACHED HOUSE
- FULLY REFURBISHED
- TWO EN-SUITS SHOWER ROOMS
- TWO RECEPTION ROOMS

£2,550 pcm

Deposit: £2,880

Council Tax Band: G

Type: Furnished

Property Reference: 10410

Landlord Requirement: No smokers



Brittons are pleased to offer this BEAUTIFULLY PRESENTED AND SPACIOUS FULLY FURNISHED FIVE BEDROOM DETACHED house located in the popular village of Docking. This high quality accommodation comprises of a modern and stylish open plan lounge, kitchen/dining area with integrated fridge/freezer, dishwasher, double oven and induction hob, a formal lounge, study, utility room and WC on the ground floor. The first floor boasts five double bedrooms, two with spacious ensuite shower rooms and fitted wardrobes, and a family bathroom with separate shower. Outside offers a rear garden, double garage and driveway. Available NOW. Virtual tour available. EPC B/ Council Tax Band G/ Mains Electric, Water & Drainage.

FEES TO TENANTS-

Refundable holding deposit (to reserve a property): Capped at no more than 1 weeks rent.

Should the landlord or tenant no longer be able to proceed the holding deposit will be refunded within 7 days in accordance with the Tenant Fee Act 2019. The holding deposit may be retained on the basis of failed right to rent checks, misleading information provided or prolonged delays in completing the necessary paperwork in the correct timeframe.

Refundable Tenancy Deposit: Capped at 5 weeks rent where annual rent is less than £50,000 per annum or 6 weeks for rents over £50,000 per annum.



GROUND FLOOR		FIRST FLOOR	
Family/Kitchen/Dining	31'00m x 3'00m	4'00m x 3'00m	3'00' x 10'0"
Living Room	13'00m x 4'00m	4'00m x 2'00m	3'00' x 6'0"
Study	4'00m x 2'00m	3'00m x 3'00m	10'0" x 10'0"



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These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Brittons employment has the authority to make or give representation or warranty in respect of the property.