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## **5 Bloomstiles, Salthouse, Norfolk, N25 7XJ**

**£1100 PCM**

A modern brick and flint house situated in a quiet close at the top end of this historic coastal village.

- Three bedrooms (two with en-suite) • Wet room • Sitting room • Garden room • Kitchen
- Study • Workroom/Store • Oil fired central heating • Garden
- Garage & off road parking • Store

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### LOCATION

Salthouse is a small and unspoilt coastal village situated on the A149 between Weybourne and Cley next the Sea. The village nestles between salt marshes and a heath ridge that was originally part of the inland settlement of nearby Kelling but in Saxon times it came into its own as the salt workers became residents and a village parish emerged with its own Church. Local facilities and amenities include the well-known Cookies Crab Shop, a thriving general store and a Public House.

### DIRECTIONS

Leave the centre of Holt on New Street which leads into Cley Road. Continue along this road to Cley-Next-The-Sea turning right following the signs to Salthouse. Continue along this road into the village on Bard Hill and continue to the junction with the coast road (A149). Turn right heading towards Sheringham and take the next turning on the right into Cross Street and Bloomstiles can be found towards the top of Cross Street on the left hand side.

### ACCOMMODATION

The comfortable three bedroom accommodation has also, potentially, three en-suites together with a garden room and study as well as double glazing and oil fired central heating. There is a charming and sheltered garden at the rear with a garage and store at the side.

The accommodation comprises:

- Porch
- Hall
- Study (9'4 x 8'2)
- WC
- Reception Hall (18'5 x 9'9)
- Sitting Room (24'5 x 10'8)
- Garden Room (20'5 x 8'1)
- Kitchen (16'2 x 9'4)
- Workroom/Store (18'9 x 10'5)
- Landing
- Master Bedroom (24'5 x 10'8) with en-suite
- Bedroom Two (16'7 x 10'8) with en-suite
- Bedroom Three (11'4 x 9'4) with access to communal wet room
- Wet Room



### IMPORTANT NOTICES

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**Energy Performance Certificate** HM Government

**5, Bloomstiles, Salthouse, HOLT, NR25 7XJ**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8857-7125-0760-6981-2922
<b>Date of assessment:</b> 29 May 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 31 May 2013	<b>Total floor area:</b> 154 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,343</b>
<b>Over 3 years you could save</b>	<b>£ 2,103</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 381 over 3 years	£ 228 over 3 years	
Heating	£ 4,011 over 3 years	£ 2,670 over 3 years	
Hot Water	£ 951 over 3 years	£ 342 over 3 years	
<b>Totals</b>	<b>£ 5,343</b>	<b>£ 3,240</b>	<b>You could save £ 2,103 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) <b>A</b>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 100px; border: 1px solid black; position: relative;"> <div style="position: absolute; top: 0; left: 0; width: 100%; height: 100%; background: linear-gradient(to right, #2e8b57 50%, #f2f2f2 50%);"></div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-weight: bold; font-size: 2em;">76</div> </div> </div>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 100px; border: 1px solid black; position: relative;"> <div style="position: absolute; top: 0; left: 0; width: 100%; height: 100%; background: linear-gradient(to right, #f2f2f2 50%, #2e8b57 50%);"></div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-weight: bold; font-size: 2em;">53</div> </div> </div>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 375
2 Cavity wall insulation	£500 - £1,500	£ 240
3 Floor insulation	£800 - £1,200	£ 459

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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### GENERAL REMARKS and STIPULATIONS

- Rent:** £1100.00 per calendar month payable in advance.
  - Type of Let:** Unfurnished Assured Shorthold Tenancy.
  - Damage Deposit:** £1650.00.
  - Services:** The tenants will be responsible for all services and council tax.
  - Availability:** March 2018.
  - Term of Tenancy:** 12 months.
  - Tax Band:** E.
  - Local Authority:** North Norfolk District Council, 01263 513811.
  - Viewings:** Viewing strictly by appointment only through the selling agents Holt Office, 01263 713143.
  - Hours of Business:** Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.
  - Reference Fee:** Per applicant (and Guarantor(s) where necessary): £40 incl VAT. This is taken when you have agreed to undergo the independent referencing process.
  - Administration Fee:** Per tenancy: £126 incl VAT. This is taken after your offer has been accepted and we have proceeded to draw up a tenancy agreement.
  - Payment:** The first payment of the rent and deposit will be paid by banker's draft or bank transfer. We are unable to accept cash payments. If the payment is to be made by cheque then a period of 6 working days should be allowed to ensure that the cheque has cleared so that keys can be released. Please note we will not release keys until we have received confirmation that the funds have been cleared. Thereafter payment of rent will be made by standing order.
- We are RICS members and under the RICS Members' Accounts Regulations there is a clients' money protection scheme available.