



I Tollgate Cottage
The Turnpike
Bunwell
Norwich
NR16 1SR

For Sale by Formal Tender

Guide Price £160,000 to £180,000

Tender deadline midday Wednesday 7 December 2022





- For Sale by Formal Tender
- Excellent rental investment
- Subject to a protected tenancy
- Generating £524 pcm / £6,288 pa
- Semi detached period cottage
- Two bedrooms
- Popular village location
- Off road parking



Location

Bunwell is a well-regarded village with village store and post office, church and primary school and for wider amenities it is ideally placed being just 6 miles or so from the poplar town of Wymondham with a large variety of shops, restaurants, cafés and supermarkets, including Waitrose, and only 5 miles from the vibrant town of Attleborough. For the commuter, there is easy access onto the A11, train stations at Wymondham and Attleborough (Norwich to Cambridge line with changes to London Kings Cross) and Diss (Norwich to London Liverpool Street) whilst the city of Norwich itself is only 14 miles to the west. This is an attractive area which gives a rural lifestyle with access to wider facilities.

The Property

An outstanding opportunity to purchase this wonderful 2 bedroom semi-detached period cottage, sat in an elevated position overlooking field views. The current tenant occupies under a protected tenancy, generating £524 pcm / £6,288 pa. The property has been meticulously maintained over the years but would benefit in the future from modernising and updating.

Tenancy Details

The tenant is a retired employee of the vendor and the current landlord is believed to hold a tenancy under the 1976 Rent (Agriculture) Act. The tenant pays a Fair Rent which was last assessed at £121 per week registered on 11 March 2021. Further details are available on request.

Outside

Approached by a shared entrance and off-road parking for several vehicles. Front and rear gardens.

Services

The property is connected to mains water and electricity. Private shared drainage. Heating via night storage heaters which were updated in 2021 to Dimplex Quantum storage heaters.

Directions

Leaving Wymondham from Silfield Road and upon entering the village of Ashwellthorpe, turn right on to New Road. Continue to Tacolneston and turn right on to the Norwich Road/B1113. After around half a mile the property will be found on the right.

Council Tax Band 'B'.

Tender

The property is offered for sale by Formal Tender. A legal pack with the searches, contract etc is available from the agent's office. Acceptance of an offer will form a binding contract.

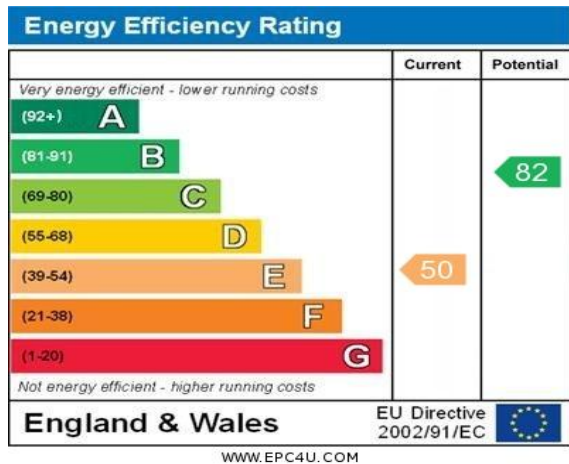
The vendor reserves the right to sell prior to the deadline.

Purchasers will be required to submit their offer together with a 10% deposit cheque or confirmation they will transfer funds immediately their offer is accepted.

Vendors may require up to 2 weeks after the offer deadline to report the offers and obtain instructions from the beneficiaries.

Ref: 18951/SM

Freehold



Important Notice

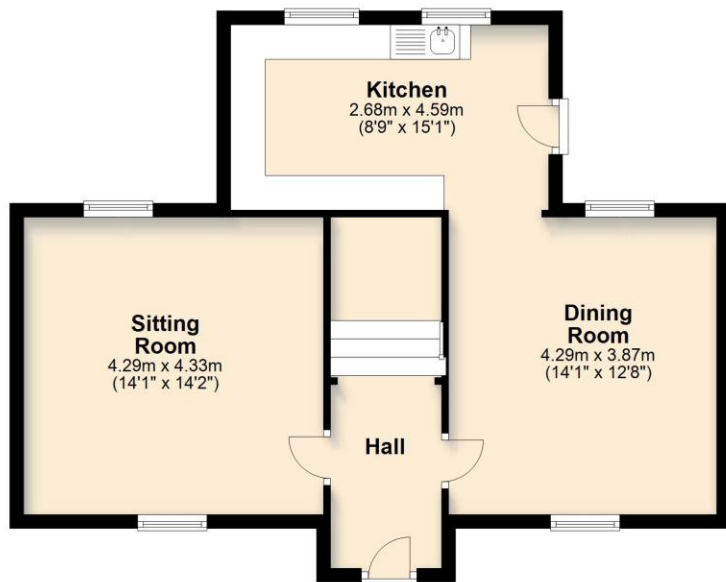
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

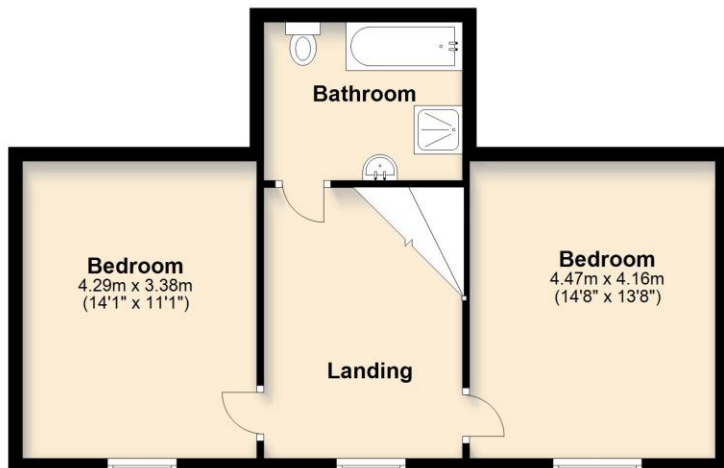
Ground Floor

Approx. 56.9 sq. metres (612.4 sq. feet)



First Floor

Approx. 48.7 sq. metres (523.8 sq. feet)



Total area: approx. 105.6 sq. metres (1136.2 sq. feet)

For illustrative purposes only. NOT TO SCALE.

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