



£1,995 PCM

Heath Road , Oulton Broad

Detached House | 4 Bedrooms | 3 Bathrooms

01502 565877

**Lisa's  
Homes**  
Specialising in Lettings & Management

[www.lisashomes.co.uk](http://www.lisashomes.co.uk)



# Step Inside

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## Key Features

- New Build Detached House
- Oulton Broad Location
- Fully Renovated to a High Standard
- Stunning Family Home
- Open-Plan Kitchen with Bi-Fold Doors
- Four Double Bedrooms
- Three Bathrooms One of Which is an Ensuite
- Fully Enclosed Garden with Patio
- Large Driveway
- No Deposit Option Available

## Property Description

EXCEPTIONAL NEW BUILD DETACHED HOME IN OULTON BROAD – A PERFECT FAMILY RETREAT! This newly built detached residence epitomises contemporary living, offering a bespoke design, exceptional quality, and an enviable location. Ready to accommodate a busy lifestyle with style and sophistication, this incredible family home is waiting to welcome you.

## Main Particulars

EXCEPTIONAL NEW BUILD DETACHED HOME IN OULTON BROAD - A PERFECT FAMILY RETREAT!

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Heath Road - Luxury Living Starts Here

Step inside and be immediately impressed by the high-spec finish that runs throughout, creating a luxurious yet welcoming ambiance. This home has been thoughtfully designed for a modern family, offering a comfortable sitting room, a versatile study, and a formal dining room, making it perfect for both relaxation and entertaining.

At the heart of the home lies an incredible open-plan kitchen/family room, perfect for seamless interaction during social occasions and everyday living. Equipped with fitted units and integrated appliances, the kitchen offers ample storage and counter space, making meal preparation a breeze. Bi-fold doors effortlessly integrate the indoor and outdoor spaces, perfect for summer living.

Ascend to the first floor where you'll find four spacious bedrooms, each designed with comfort and privacy in mind. The master bedroom features a stylish modern ensuite for added luxury and convenience. The main bathroom boasts a newly fitted three-piece suite, ensuring that every member of the household has ample space to unwind.

Key Features:

Open Plan Kitchen: A modern space perfect for family gatherings, featuring sleek finishes and bi-fold doors that open up to a beautifully enclosed garden.

Four Spacious Double Bedrooms: Plenty of room for the whole family, with a master en-suite offering your very own private retreat.

Three Stylish Bathrooms: High-quality fittings throughout, ensuring comfort and convenience for all.

Fully Enclosed Garden: A secure, peaceful space for children to play or to entertain guests.

Spacious Driveway: Ample off-road parking for multiple vehicles, ensuring your guests are always welcome.

This is the perfect blend of modern living in a tranquil and desirable location. Don't miss out on this opportunity to own a stunning family home in Oulton Broad!

TAKE ADVANTAGE OF OUR NO DEPOSIT OPTION

PLEASE NOTE: The affordability of this property requires a minimum monthly income of £4,988

TENANCY TO START: Property available the week commencing 1st march 2025

**LOUNGE 13' 1" x 11' 8" (3.99m x 3.56m)**

**STUDY 7' 1" x 6' 3" (2.18m x 1.93m)**

**SHOWER ROOM**

**UTILITY ROOM**

**DINING ROOM 11' 6" x 10' 4" (3.51m x 3.17m)**

**KITCHEN 13' 8" x 9' 8" (4.17m x 2.95m)**

**FAMILY ROOM 13' 8" x 11' 1" (4.17m x 3.40m)**

**BEDROOM 1 11' 6" x 8' 7" (3.51m x 2.62m)**

**MASTER BEDROOM 14' 9" x 8' 7" (4.50m x 2.62m)** This bedroom includes and ensuite

**BEDROOM 3 10' 11" x 10' 11" (3.35m x 3.35m)**

**BATHROOM**

**BEDROOM 4 13' 8" x 9' 8" (4.17m x 2.95m)**

TENANCY TERMS: The property is offered on an Assured Shorthold Letting Agreement for a period of 12 months thereafter to continue on a month to month basis, unless a 6 month contract has been agreed. All applicants must be 18 or over. The tenancy agreement is a Legal document.

VIEWING: The property may be viewed by contacting Lisa's Homes on our office telephone number. We will require some information about your current situation, income, address and credit history for the past 6 years to check the property will be suitable for you.

APPLICATIONS: Applications for tenancies are subject to the provisional approval of the owners of the property before the application is completed with Van Mildert our Credit Referencing Company. Tenants & Guarantors will be contacted by Van Mildert, they will complete a Credit Search, Affordability Assessment and obtain Employment & Landlord References. They will also require identification and proof of income.

HOLDING DEPOSIT: In order to secure a property and remove it from the market while Van Mildert completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent will be payable to Lisa's Homes before the application can be completed. Listed below are grounds on which the holding deposit is not refundable:

1. If you the tenant pulls out of the tenancy before the contracts are signed.
2. If you the tenant fails a Right to Rent check.

3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit.
4. If you the tenant doesn't enter the agreement by the deadline.
5. If you the tenant are dragging your feet and not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

RIGHT TO RENT: Van Mildert will confirm what Identification will be required at your move in meeting with Lisa's Homes. We will need to see the original Identification so that this can be certified. A copy of your Identification will be retained.

HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

RENT: One month's rent in advance. Tenant to pay for electricity, gas (if appropriate), property council tax, water and sewage rate, television license and telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to pay a sum of deposit equal to 4 weeks rent with Lisa's Homes to be held by the Deposit Protection Service (DPS) throughout the duration of the tenancy. The deposit amount will be increase to 5 weeks rent if a pet is allowed at the property. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

NO DEPOSIT OPTION AVAILABLE: As an alternative to paying a Deposit (as above), some properties offer a deposit free option with Reposit insurance policy. This is not applied to all of our available properties and you should see whether a deposit free option is noted in the description.

PETS: In most cases pets will not be permitted by the landlord. Tenants with pets should enquire first to ascertain if the landlord will permit the pet to be kept at the property. In all cases where permission is given the tenant will be required to pay an additional £25 on top of the stated rental amount per pet and the extra 1 weeks deposit.

SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY once your application has been approved, to commence the tenancy: One month's rent in advance and Deposit the day you move into the property.

Lisa's Homes do NOT accept any cash payments. Monthly rent preferably to be paid by Standing Order. To discuss any alternative method of payment please speak to a member of staff.

N.B If cash is paid in to our Bank account there will be a charge of 2.5% added

N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence.

OTHER COSTS: Any variation to the contract within the tenancy the cost would be £50.00 including VAT. Any loss of keys, security devices the cost to the tenant would be £50.00 including VAT. Any rent arrears will be charged with interest calculated at 3% above the Bank of England's base rate. Early termination surrender fee rent due up to the period the property is re let plus the landlords re-let fee.

DIGITALLY SIGNABLE DOCUMENTS: All paperwork including your Tenancy Agreement will be completed electronically. It will only be your Inventory that is completed at

your Move In Meeting when you collect your keys at our office.

MY PROPERTY FILE: All documents relating to your tenancy will be located on "My Property File." We have sent you the activation email to set up this account. We will use this new account to send you important updates about your tenancy. You should use this account to report all maintenance issues at your property. With My Property File you are always informed and up to date. If something is wrong with your property our easy to use reporting tool helps you report the issue to us and track its progress. You will be able to download your key tenancy documents, check your account balance and much more. Download the app on your mobile phone device as soon as your application is approved.

Lisa's Homes trading as R King Resources Ltd is a member of Client Money Protection Scheme & Redress Scheme, you can find out more by contacting us.







Telephone: 01502 565877



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