



£1,500 PCM

Tudor Walk, Carlton Colville, Lowestoft

Detached House | 3 Bedrooms | 2 Bathrooms

01502 565877

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

www.lisashomes.co.uk



Step Inside

Key Features

- Spacious Detached House
- Large Drive Way for Ample Parking
- Second Reception Room
- Large Reception Room
- Kitchen with Separate Dining Room
- 3 Double Bedrooms all off the Landing
- Family Bathroom with Separate Shower Room with Toilet
- Spacious Garden
- Gas Central Heating, uPVC Windows
- EPC Rating D

Property Description

BEAUTIFUL FAMILY HOME IN THE HIGHLY SOUGHT-AFTER AREA OF CARLTON COLVILLE Lisa's Homes is pleased to offer this lovely family home in the popular area of Carlton Colville. The property features a spacious lounge with double doors, a well-equipped kitchen with a double oven, and a dining room. A converted garage provides an additional reception room with access to the garden. Upstairs are three double bedrooms, a family bathroom, and a separate shower room with a toilet. To the front, there's a large driveway, while the rear garden offers a lawn and patio area. Ideal for families, this home offers both comfort and practicality. Contact Lisa's Homes to arrange a viewing! PLEASE NOTE: The affordability of this property requires an income of £3,750 TENANCY START DATE: Immediate Start NO DEPOSIT OPTION AVAILABLE FOR TENANTS, GREATER PROTECTION FOR LANDLORDS

Main Particulars

SPACIOUS 3-BEDROOM FAMILY HOME IN CARLTON COLVILLE

A well-presented and generously proportioned three-bedroom family home located in the highly sought-after area of Carlton Colville.

The property offers a spacious lounge with double doors, creating a bright and versatile living space ideal for relaxing or entertaining. There is a well-equipped kitchen featuring a double oven, alongside a separate dining room perfect for family meals and gatherings.

A converted garage provides a useful additional reception area, with convenient access through to the rear garden.

Upstairs, the property comprises three double bedrooms, offering comfortable accommodation for families. A family bathroom is complemented by a separate shower room with toilet, providing added convenience.

To the front, the property benefits from a large driveway offering ample off-road parking. The enclosed rear garden features a lawn, patio area ideal for outdoor dining.

Set in a popular residential location, this home offers both comfort and practicality, making it an ideal choice for families.

Key features:

- 3-bedroom family home
- Spacious lounge with double doors
- Kitchen with double oven
- Separate dining room
- Three double bedrooms
- Family bathroom
- Additional shower room with toilet
- Converted garage
- Large driveway

Enclosed rear garden with patio

Early viewing is highly recommended to appreciate the space and location this property has to offer.

Beautiful Family Home in the Highly Sought-After Area of Carlton Colville

Lisa's Homes is delighted to present this stunning family home, ideally located in the popular and vibrant area of Carlton Colville. This well-maintained property offers spacious living and a practical layout, making it the perfect choice for growing families.

Key Features:

Welcoming Entrance Hallway with double doors leading into a generous lounge, providing a bright and airy space for relaxing and entertaining.

A well-appointed kitchen featuring a double oven, offering plenty of room for culinary creativity, and a good-sized dining room ideal for family meals and gatherings.

Conveniently off the hallway is access to a converted garage that has been cleverly repurposed into a useful storage area, with doors leading directly into the private garden - perfect for outdoor access or additional storage.

Upstairs, you'll find three spacious double bedrooms, each offering ample storage space and natural light, all leading off the central landing.

The family bathroom is complemented by a separate shower room with a toilet, offering flexibility for busy mornings or when hosting guests.

To the front of the property, a large driveway provides plenty of off-road parking for multiple vehicles.

The enclosed rear garden features a well-maintained lawn area, a patio ideal for alfresco dining or relaxing, and a shed for additional outdoor storage.

This property is a fantastic opportunity for anyone looking for a comfortable, family-friendly home in a well-connected and desirable location. Contact Lisa's Homes today to arrange a viewing!

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 Rightmove Tenant Referencing 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 Rightmove Tenant Referencing 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: Rightmove Tenant Referencing 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 5 weeks rent with Lisa's Homes to be held by the Deposit Protection Service (DPS) throughout the duration of the tenancy. 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. A leaflet can be provided on request, 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. Please bear in mind there is only normally a maximum of 1 to 2 pets at a property.

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.

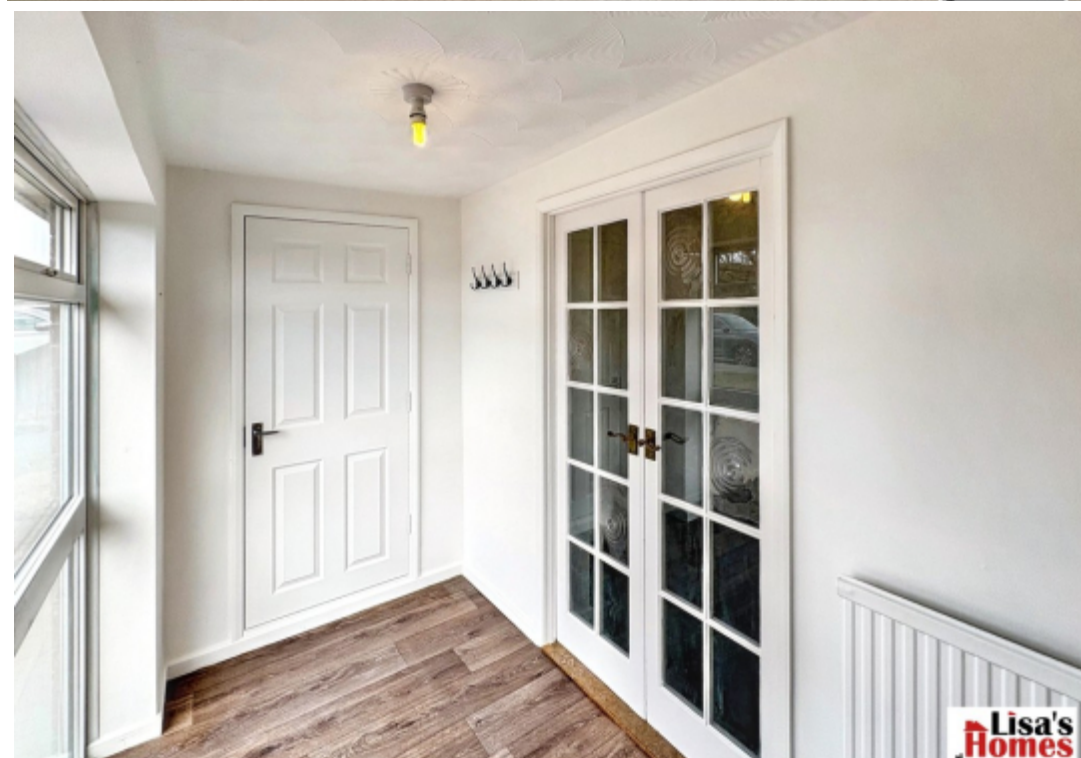
OTHER COSTS: Any variation to the contract within the tenancy the cost would be £50.00 including VAT. Any loss of keys, security devices the cost to the tenant would be £50.00 including VAT. Any rent arrears will be charged with interest calculated at 3% above the Bank of England's base rate. Early termination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

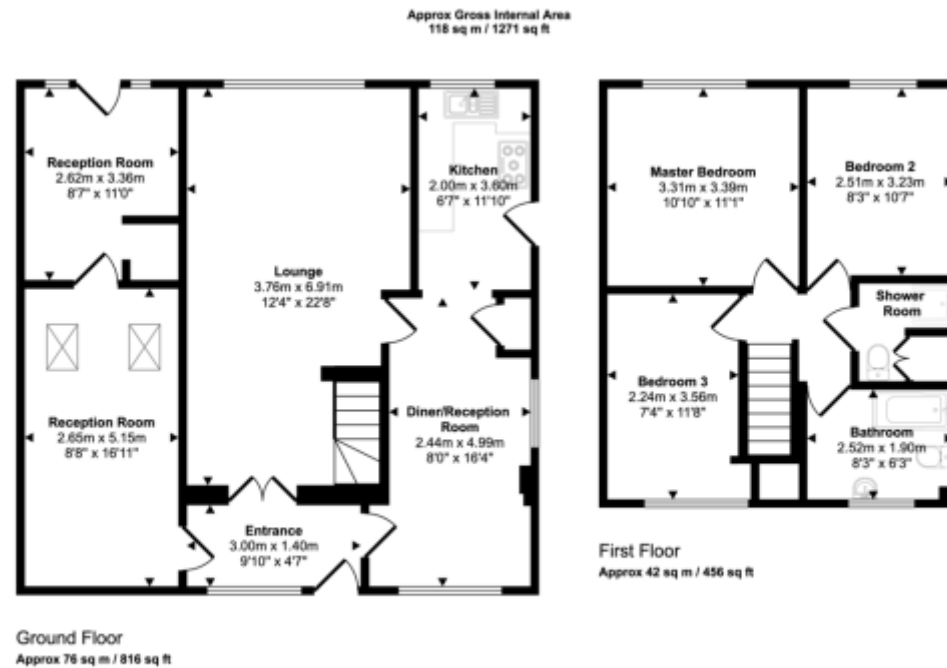
DIGITALLY SIGNABLE DOCUMENTS: All paperwork including your Tenancy Agreement will be completed electronically. It will only be your Inventory that is completed at

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.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snuppy 360.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 8056901 Registered Office: , Dunne House, Colville Road Works, Colville Road, Lowestoft, Suffolk, NR33 9QS

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