



£1,200 PCM

3 Royal Row, Hulver

Cottage | 2 Bedrooms | 1 Bathroom

01502 565877

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

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# Step Inside

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## Key Features

- Finished to a High Standard
- Countryside Living
- Modern Kitchen
- Spacious Lounge
- UPVC Windows & Doors
- Low Maintenance Garden
- Built-In Storage
- Bathroom with Bath and Shower
- 2 bedroom - 1 Double & 1 Single

## Property Description

□□STYLISH 2-BED COTTAGE FINISHED TO A HIGH STANDARD□□ Set along a desirable road in Hulver, this beautifully presented 2-bedroom cottage offers a modern take on cosy countryside living, finished to an exceptional standard throughout. This home combines character features with contemporary touches, creating a warm and inviting space ideal for comfortable everyday living. For more information or to arrange a viewing, please contact us at Lisa's Homes. PLEASE NOTE: The affordability of this property requires an income of £3,000

## Main Particulars

□□STYLISH 2-BED COTTAGE FINISHED TO A HIGH STANDARD□□

Set along a desirable road in Hulver, this beautifully presented 2-bedroom cottage offers a modern take on cosy countryside living, finished to an exceptional standard throughout.

This home combines character features with contemporary touches, creating a warm and inviting space ideal for comfortable everyday living.

Ideal for: Those seeking a well-finished, low-maintenance home with a cosy feel, modern interiors, and a peaceful village location.

Situated in a sought-after setting, this cottage benefits from a charming location without the upkeep of a large garden, making it perfect for tenants wanting countryside living with a more manageable outdoor space.

For more information or to arrange a viewing, please contact us at Lisa's Homes.

Don't miss the chance to secure this beautifully finished cottage in a highly desirable location!

Key features:

Two Well-Proportioned Bedrooms: Bright and comfortable spaces, perfectly suited to a couple, small family, or those needing a home office or guest room.

Peaceful Countryside Location: Enjoy the calm of village living while still being within convenient distance of Beccles and Lowestoft for shops, amenities, and transport connections.

Built-In Storage: Fitted wardrobes to the main bedroom provide practical and convenient storage solutions.

Cosy Wood Burner: A charming focal point in the lounge, perfect for creating a warm and inviting atmosphere during the colder months.

### TENANCY INFORMATION

The property is offered on a periodic (month to month) tenancy agreement, unless otherwise stated in writing. The tenancy will commence following successful

referencing, completion of documentation, and agreement of move in date. All tenancies are legally binding agreements.

#### DEPOSIT / REPOSIT OPTION

A tenancy deposit of up to five weeks' rent is required and will be protected in a government-approved tenancy deposit scheme. Alternatively, a deposit replacement option (Reposit) may be available for eligible tenants. This is an insurance-based product and is not a deposit. Eligibility criteria and separate terms apply.

#### HOLDING DEPOSIT

A holding deposit equivalent to one week's rent may be required to reserve the property whilst referencing is completed. This will be deducted from the first month's rent upon successful application. The holding deposit may be retained in line with legislation if the applicant:

Withdraws from the tenancy

Fails a Right to Rent check

Provides false or misleading information

Fails to take reasonable steps to enter into the tenancy within the agreed timeframe

#### RENT & PAYMENT TERMS

Rent is payable monthly in advance by standing order unless otherwise agreed.

Tenants are responsible for all utilities and outgoings unless explicitly stated otherwise, including:

Council Tax

Gas (if applicable)

Electricity

Water

TV Licence

Broadband/telephone

#### REFERENCING & AFFORDABILITY

All applicants are subject to referencing via Rightmove Referencing (or appointed provider). This includes credit checks, affordability assessment, and landlord/employment references where applicable. As a general guideline:

Household income is typically expected to be around 2.5 times the annual rent

Guarantors (if required) are typically expected to earn around 3 times the annual rent

A guarantor may be required depending on individual circumstances, including affordability or adverse credit history.

Where a guarantor is required and none is available, applicants may explore third-party guarantor services (e.g. RentGuarantor), subject to their own approval criteria.

#### RIGHT TO RENT

All adult occupiers must provide valid identification and proof of their legal Right to Rent in the UK. Original identification documents will be required to be seen prior to or at the tenancy start date.

#### PETS

Pets may be considered on a case-by-case basis with landlord approval. A pet application may be required as part of the decision-making process.

#### TENANCY START DATE, PROCESS & DOCUMENTATION

The tenancy will commence as soon as reasonably practicable following successful referencing and completion of all required documentation. All tenancy documentation will be completed electronically.

You will have access to an online tenant portal where you can view tenancy documents, receive updates, and report maintenance issues throughout your tenancy. An inventory will be provided and completed at the start of the tenancy on the day you move into the property.

#### PERMITTED PAYMENTS

In accordance with the Tenant Fees Act 2019, permitted payments may include:

Rent

Tenancy deposit or Reposit option

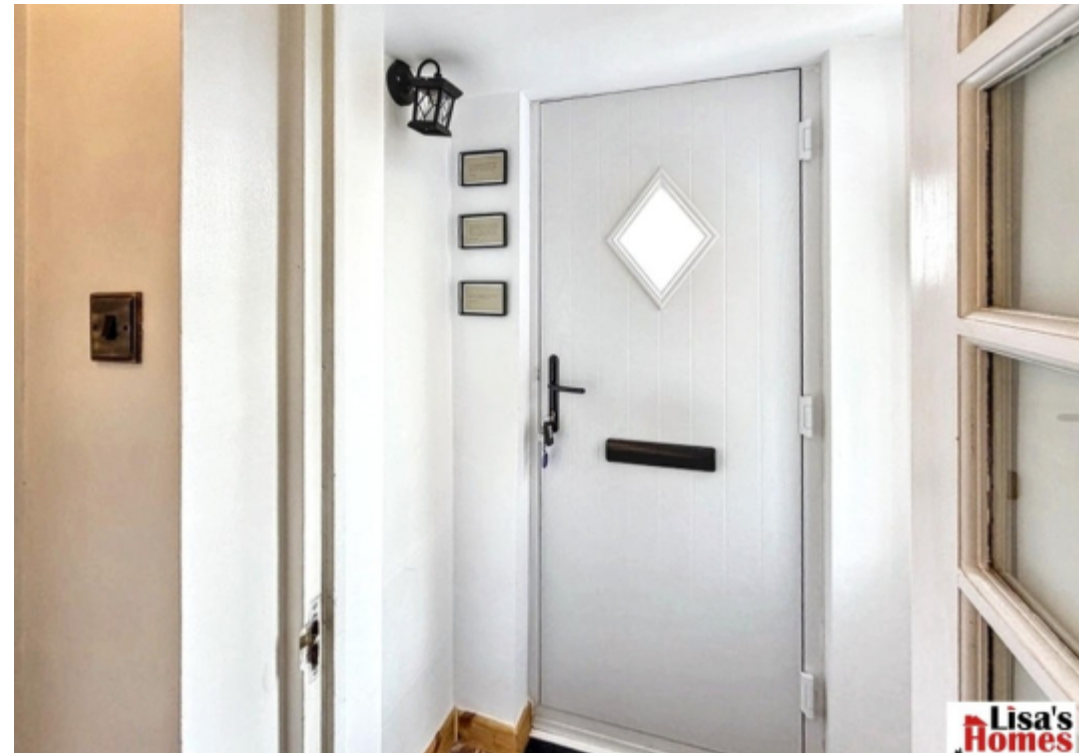
Holding deposit

Default charges (e.g. late rent interest up to 3% above Bank of England base rate, replacement keys/security devices at reasonable cost)

Tenancy variation (capped at £50 including VAT or reasonable costs incurred)

#### AGENT INFORMATION

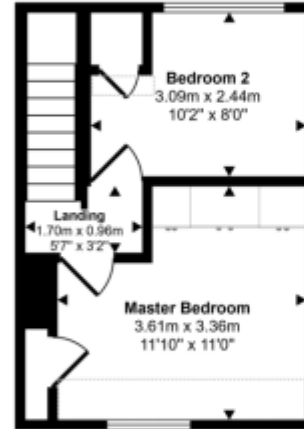
Lisa's Homes (trading as R King Resources Ltd) is a member of a Client Money Protection Scheme and a Property Redress Scheme. Further details available upon request.



Approx Gross Internal Area  
58 sq m / 619 sq ft



Ground Floor  
Approx 34 sq m / 361 sq ft



First Floor  
Approx 24 sq m / 258 sq ft

□ Denotes head height below 1.5m

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 Snappy 360.

Telephone: 01502 565877

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