



EXIGE WAY, WYMONDHAM, NR18

£1,250 PCM

6 MONTHS SHORT TERM LET ONLY (Available Now)

Furnished, three-bedroom end-of-terrace house in the sought-after town of Wymondham. Conveniently located a short walk from the train station with links to Norwich and easy access to the A11.

- 3 Bedrooms
- Furnished
- Garden
- End Terrace
- Double Glazing
- EPC - C

Available for a 6 month let only.

Furnished, three bedroom end of terrace house in the sought after town of Wymondham. Conveniently located a short walk from the train station with links to Norwich and easy access to the A11.

The property will come furnished and exact furnishings to be discussed.

Property comprises of entrance hall with tiled flooring and radiator, leading to stairs to first floor, lounge, kitchen, dining room and wc.

Lounge with fitted carpet, radiator, windows to front and side aspect and French doors to rear.

Dining room with fitted carpet, window to front aspect, radiator and hatch through to kitchen/ breakfast bar.

Kitchen fitted with a range of navy wall and base units, tiled flooring, window to rear aspect and door to rear garden, breakfast bar with hatch through to dining room, integrated appliances including gas hob, electric oven, dishwasher, washing machine and fridge freezer.

W/C with white toilet and basin, tiled flooring, window to front aspect, radiator.

First floor with landing with all doors leading to bedrooms and bathroom.

Bedroom 3 with fitted carpet, radiator, window to rear aspect.

Bedroom 2 with fitted carpet, radiator, window to front aspect.

Main bathroom with white three piece suite, vinyl flooring, radiator, window to front aspect.

Bedroom 1 with fitted carpet, radiator, window to front and side aspects, built in double wardrobe, door to en suite.

En suite with white basin and toilet, shower cubicle, vinyl flooring, radiator, window to side aspect.

Full gas central heating.

Solar panels.

Enclosed rear garden.

Parking space for one car in front of garage. (garage will not be accessible for tenants nor offered as part of the property)

Available to let approximately 11th September 2025

6 month let only.

South Norfolk Council Tax Band C (25/26 £2107.44)

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

Viewings - Strictly by appointment with Kings & Co Lettings

References are undertaken by an external referencing agency and are subject to a minimum of 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: C (South Norfolk District Council)

Deposit: £1,440

Holding Deposit: £285

Parking options: Off Street

Garden details: Private Garden

Electricity supply: Mains

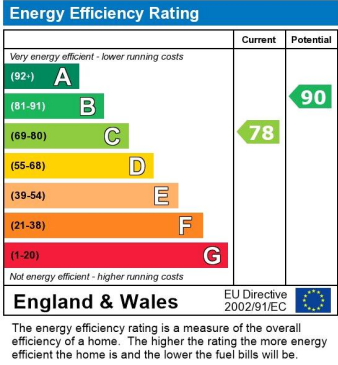
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.