



The Oaks
Hingham Road
Great Ellingham, Norfolk
NR17 1JG

Rent: £1,400 pcm





4 Double bedroom character cottage in an exceptional move in contemporary condition. Landscaped grounds and far reaching field views. Fully furnished

Directions: From Attleborough travelling out of the town on the B1077. Continue into Great Ellingham and turn right just before the school onto Hingham Road. Continue for around a mile and The Oaks will be found on the left hand side.

The Property: A splendid 4 bedroom period detached cottage in stunning grounds with far reaching field views. The property is found in an exceptional condition and is available fully furnished. The main open plan living accommodation is contemporary and light but still holds all the charming character features and has cosy sitting room with wood burner. Separate utility and garden room. Four double bedrooms off a central landing, ensuite and family bathroom.

Outside: Generous gravelled parking and double garage. Beautiful and private gardens wrapped all around the building with extensive plantings and a patio area. The garden to be maintained by the landlords at no extra cost.

Services: This property is connected to mains water and electricity. An LPG central heating system provides underfloor heating downstairs, radiators upstairs and water. Private septic tank drainage.

Terms of the Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial fixed term of six months.

Rent: The rent, exclusive of all other outgoings and Council Tax will be £1,400 per calendar month payable monthly in advance by standing order. All further outgoings will be the responsibility of the Tenant.

Tenancy Deposit: A Tenancy Deposit of five weeks rent will be payable to the Agent on signing the tenancy agreement. This will be held in a government approved deposit scheme by either the Landlord or the Agent.

Tenancy Agreement: A draft copy of the tenancy agreement will be available for inspection at the Agent's offices.

Pets: Will not be considered at this property.

Viewing: Strictly by appointment with the Agents.

Applications: Applicants, once accepted in principle by the Landlord must pay a Holding Deposit of 1 week's rent (£323) and complete an on-line application and undergo a full reference and credit check.

The Holding Deposit is refundable if:

1. The landlord accepts your application for the tenancy, in which case this will be carried forward towards the Tenancy Deposit and registered with TDS.
2. The Landlord decides not to let the property.
3. An agreement to rent the property is not reached before the 'deadline to reach agreement' and the tenant is not at fault.

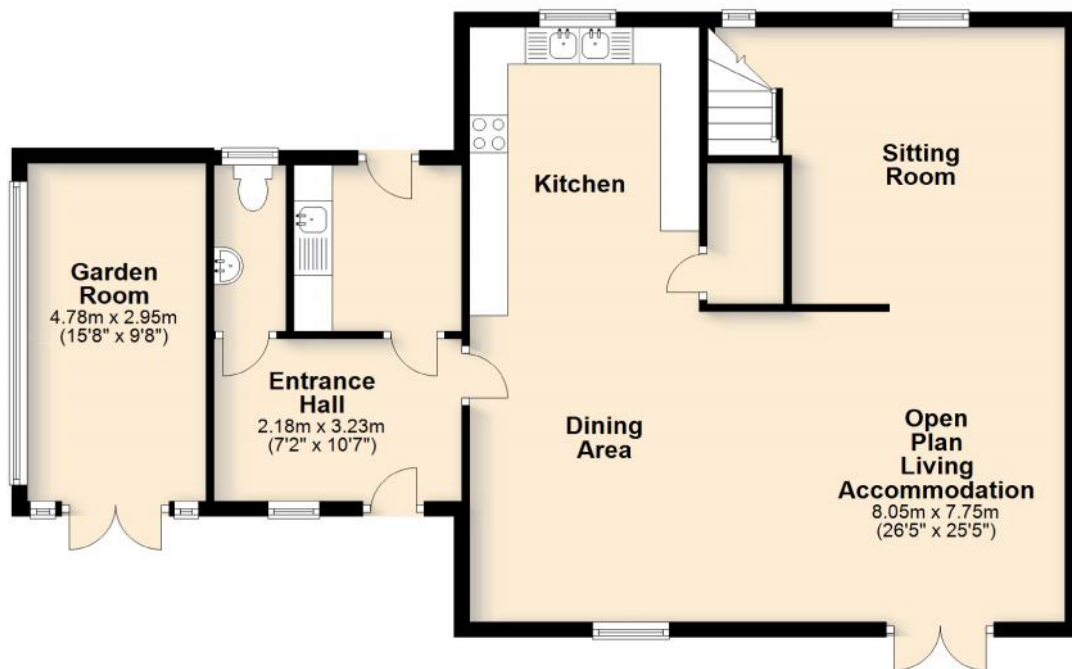
The Holding Deposit will not be returned and will be retained by the letting agent and/or landlord if:

1. You decide not to proceed with the tenancy.
2. You provide false or misleading information which reasonably effects the Landlord's decision to rent to you.
3. You fail a Right to Rent check.
4. Or fail to take all reasonable steps to enter into an agreement (i.e. responding to reasonable requests for information required to progress the agreement) when the landlord and/or agent has done so.

The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received by a landlord or agent (unless otherwise agreed in writing).

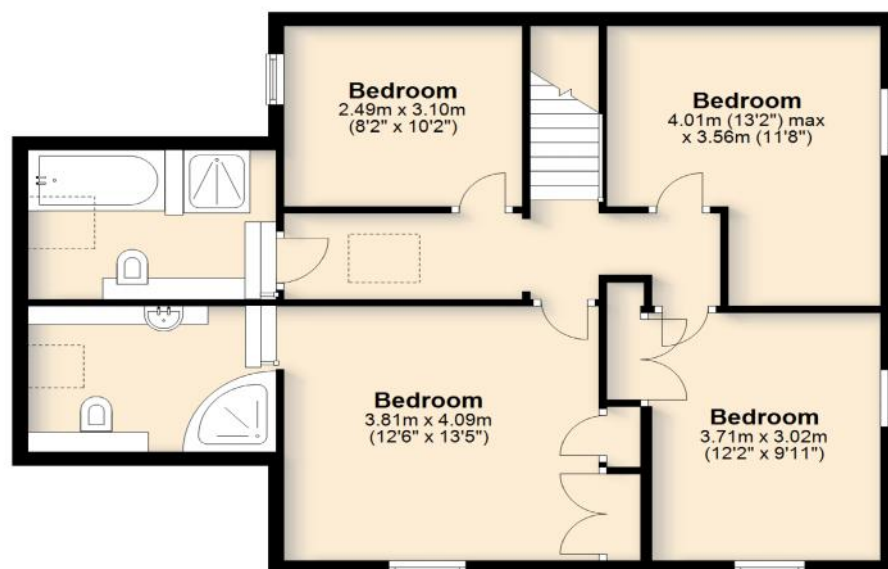
Once you apply for a tenancy and pay a Holding Deposit you will be referenced. This process will include (but not be limited to) a check on your credit history, employment/income sources and current landlord. You will be sent a link by a reference provider. Please follow the link and provide the requested information. Once the reference report is complete this will be provided to the Landlord, and when we have their approval we will contact you to confirm a start date.





Ground Floor

Approx. 91.9 sq. metres (989.3 sq. feet)



First Floor

Approx. 76.6 sq. metres (824.0 sq. feet)

Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending applicants and do not constitute part of an offer or contract. Prospective applicants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Landlord. 4. No responsibility can be accepted for any expenses incurred by intending applicants in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities. While we endeavour to make our letting 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.

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