



43 Rose Lane Close
Palgrave
Suffolk, IP22 1TG

Rent: £675 pcm



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A 2 bedroom terraced house with conservatory, garden and parking in the popular village of Palgrave. Diss town centre 1 mile.

Directions: From the A1066 Victoria Road Diss in the direction of Norwich, continue under the railway arch and turn right after 1/4 mile into Rose Lane. Follow Rose lane until you come into Palgrave and the property can be found on the left hand side.

Property: A well presented 2 bedroom terraced property with garden and parking. Downstairs there is a kitchen diner with electric cooker, washing machine and dishwasher, Living room and conservatory. Upstairs there are 2 bedrooms and family bathroom with bath and shower over.

Outside: Gardens front and enclosed at the back, garden shed with electricity. There is also a garage available to rent from the local council.

Services Mains electricity, gas central heating, water and drainage are connected. Fully double glazed. Valiant combi boiler.

Terms of the Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial fixed term of 6 months.

Rent: The rent, exclusive of all outgoings and Council Tax will be £675.00 per calendar month, payable monthly in advance by standing order. All further outgoings will be the responsibility of the Tenant.

Deposit: A deposit of one and a half month's rent will be payable to the Agent on signing the tenancy agreement. This will be held in a government-approved deposit protection scheme by either the Landlord or the Agent.

Inventory and Schedule of Condition: A full Inventory and Schedule of Condition will be taken before the start of the tenancy and agreed with the Tenant at check-in. The cost of this will be split equally between Landlord and Tenant (tenants share £85+VAT).

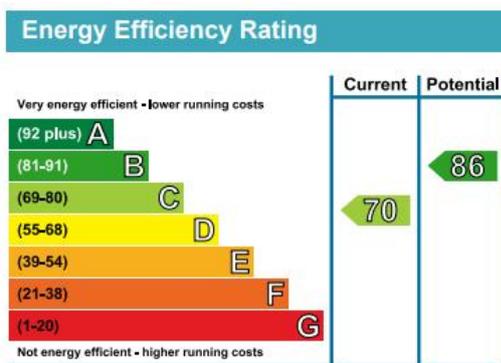
Applications: Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is currently £200.00 inclusive of VAT for the first applicant plus £50 each for additional applicants aged 18 and over. Fees will not be refunded if the applicants withdraw before the start of the Tenancy Agreement.

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

Restrictions: Housing benefits will not be considered. Smokers will not be considered.

Pets: Will not be considered at this property.

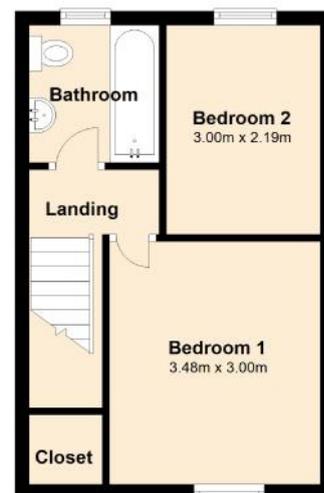
Viewing: Strictly by appointment with the Agents.



Ground Floor



First Floor



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