



7 Boundary Way
Roydon
Diss
Norfolk, IP22 5BE

Rent: £675 pcm



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PROTECTED

A two bedroom semi detached new build property with enclosed rear garden and off road parking, close to the town centre and railway.

Directions: Heading out of Diss towards Roydon on the 1066 turn right just before you leave Diss on the road signposted Greenacres by Persimmon Homes. Proceed into the estate, turn right into Long Meadow Drive and around the green until you reach Boundary Way, the property will be located on the right by our To let board.

Property: A recently built 2 bedroom semi detached property with enclosed rear garden and parking. Double glazed windows and gas fired radiator central heating with energy efficient condensing gas boilers.

Council Band: South Norfolk DC. Band B.

Services Mains electricity, gas, water and drainage are connected.

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

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

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 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 (Tenant's share £85.00 +VAT).

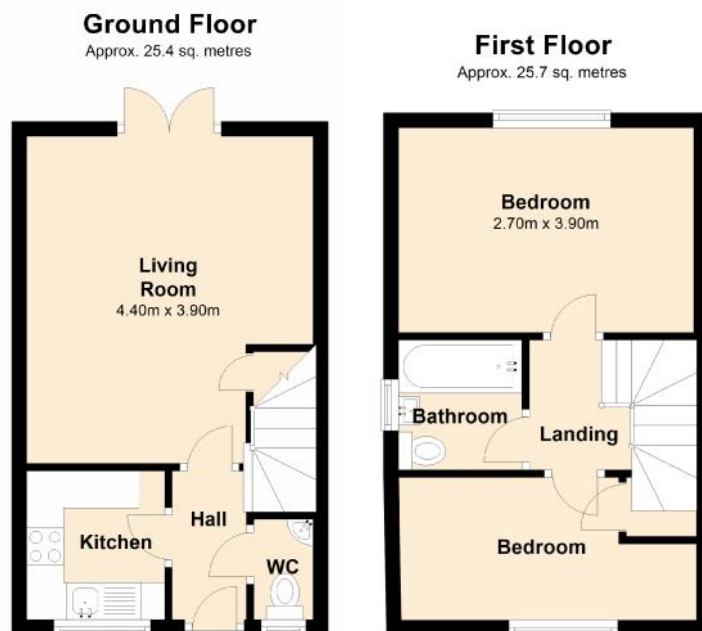
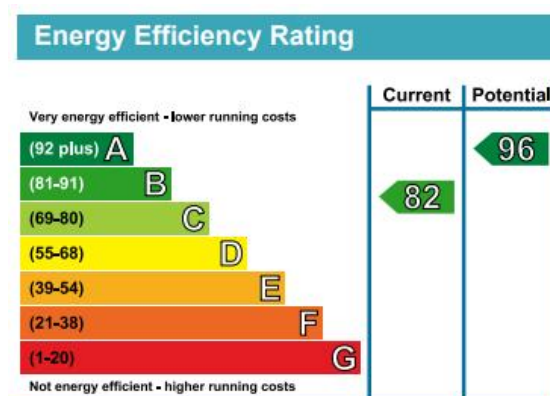
Applications: Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is currently £200 inclusive of VAT for the first applicant plus £50 each for additional applicants aged 18 and over. Fees will not be refunded if the applicants withdraw before 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.

Pets: A cat may be considered at this property, No dogs.

Restrictions: Smokers or applicants claiming housing benefit will not be considered.

Viewing: Strictly by appointment with the Agents.



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