



The Willows  
Wellington Drift  
Wellington Road, Eye  
Suffolk, IP23 7BE

Rent: £1200 pcm



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A beautifully presented 4/5 bedroom detached family home with double garage and garden. In the quaint town of Eye, walking distance to schools and amenities.

**Directions:** Travelling towards Ipswich on the A143 take the left turning signposted Eye opposite the Swan pub, continue along this road until you come into Eye. Take the left turning into Wellington Road and follow this road round until you come to Wellington Drift on your left hand side, turn into Wellington Drift and the house can be found at the far right hand corner.

**Property:** The property consists of a spacious living area leading into the dining area with patio doors in both rooms opening onto the outside areas. The kitchen provides integrated oven, hob and fridge, and leads into a utility room with space for washing machine and dryer. The ground floor also provides a bedroom with en-suite shower room and WC. Upstairs there are three double bedrooms and a family bathroom. One of the bedrooms leads into a second room which could be used as a nursery, small bedroom or office.

**Outside:** To the rear of the property is a sloped grassed lawn with flower beds surrounding and a raised patio next to the house with views over looking the moors. The front of the property boasts a spacious decking with grassed area in front, garden shed, double garage and ample parking.

**Services** Mains electricity, gas, water and drainage. Gas fired central heating.

**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 £1200.00 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 £112.50 +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: ???**

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

**Viewing:** Strictly by appointment with the Agents.

#### 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.