



Meadow View

Coston

Norfolk

NR9 4DT

Rent: £675 pcm



10 Market Hill,
Diss, Norfolk
IP22 4WJ
01379 650 476
let@twgaze.co.uk

33 Market Street,
Wymondham, Norfolk
NR18 0AJ
01953 423 188
info@twgaze.co.uk

twgaze.co.uk

onTheMarket.com

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PROTECTED

3 Bedroom bungalow with countryside views.

Directions: From Wymondham, exit on the B1135 towards East Dereham. Follow this road into Kimberley Green, at the t junction turn right onto the B1108 followed by a immediate left onto Dereham Road. Continue along until you reach the left hand bend, head straight over the bend into coston lane. The road then merges into church lane, go past the church and take the next right hand turn, the property will be found on the left. The property is located next to Coston Farm.

Property: The property benefits from 3 bedrooms, a shower room, open plan kitchen/living room and boot room. The outside has a large enclosed garden and a shed surrounded by charming countryside views.

Services: The property is connected to mains water and electricity. Oil fired central heating and a wood burning stove in the living room. The property shares a septic tank with the neighbouring property and the cost of emptying the tank will be included in the rent.

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.

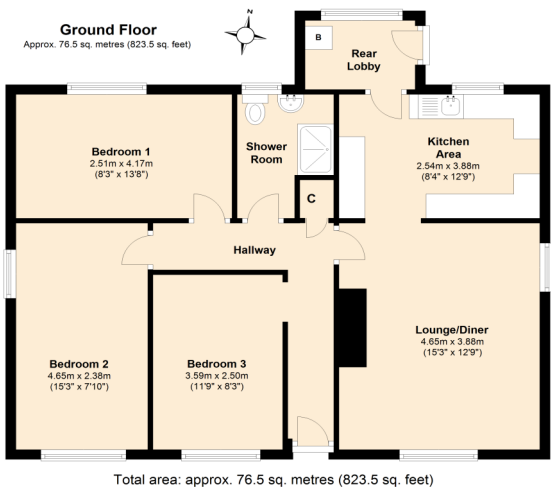
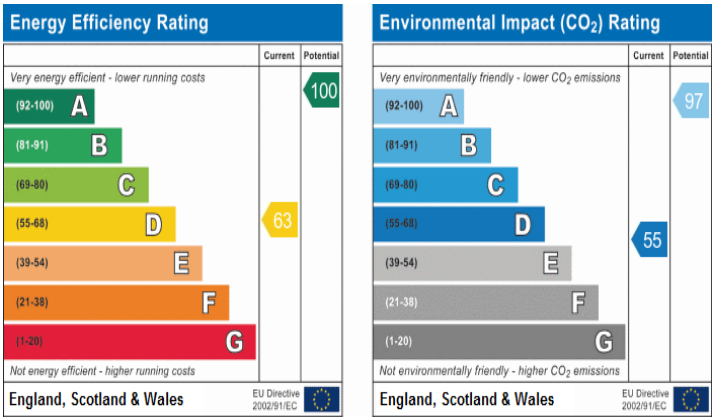
Inventory and Schedule of Condition: A full Inventory and Schedule of Condition will be taken before the start of the tenancy and agreed with the Tenant at check-in. The cost of this will be split equally between Landlord and Tenant (Tenant’s share £100.00 +VAT).

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

Applications: Applicants must complete an online 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.

Pets: 1 pet will be considered

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



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