



10 Newstead Walk
Roydon
Diss, Norfolk
IP22 5RY

Rent: £775.00 pcm



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PROTECTED

A three bedroom detached property with garage garden and conservatory within walking distance of Diss town centre.

Directions: From the agents Diss office, continue to the top of the hill and at the junction turn right, taking the second left hand turn into Factory Lane. At the next junction, cross over again into Factory Lane and take the right hand turn into Apple Tree Lane. Take the second right hand turn into Newstead Walk and Number 10 can be found at the bottom on the right hand side.

Property: The property consist of a kitchen, dinning room, sitting room, conservatory and WC downstairs. Upstairs you will find three bedrooms, the master bedroom with en-suite and a family bathroom.

Outside: The Garden has been attractively landscaped to front and rear. Garage and Conservatory.

Services: Mains gas, water, electricity and sewage are connected. Gas boiler serving hot water and radiators.

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 £775.00 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).

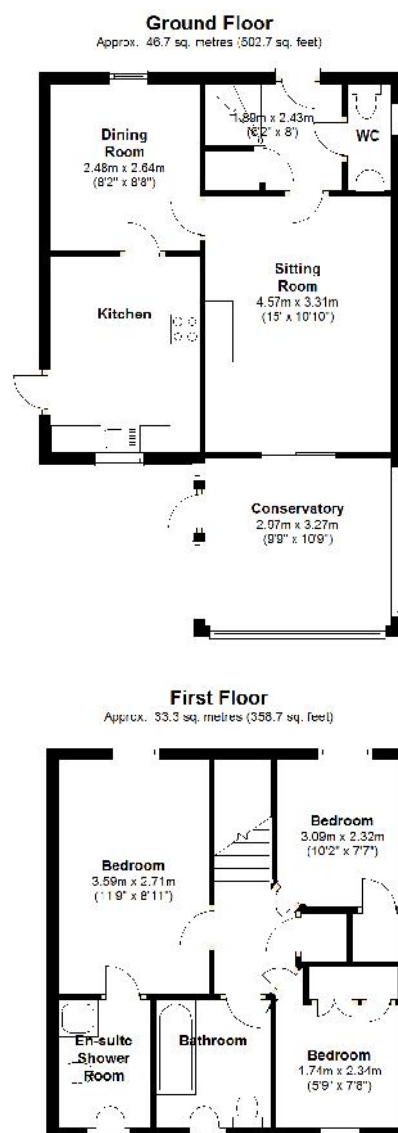
Applications: Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is currently £200 inclusive of VAT for the first applicant plus £50 each for additional applicants aged 18 and over. Fees will not be refunded if the applicants withdraw before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

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

Viewing: Strictly by appointment with the Agents.



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