



25 Aldrich Way  
Roydon  
Diss  
Norfolk, IP22 4FJ

Rent: £475.00 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



arla | propertymark

PROTECTED

A one bedroom semi detached house with enclosed garden and parking.

Walking distance to Diss town centre.

**Directions:** From the agents office, proceed up the hill and at the junction turn right. Continue along this road and take the 2nd left into Factory Lane. Cross over the junction and take the first right into Appletree Lane. Turn right into Aldrich Way where you will find no. 25 through the arch on your right hand side.

**Property:** The property consist of a kitchen and living room downstairs, upstairs you will find a spacious bedroom and bathroom.

**Outside:** The property has a small enclosed garden with side access and shed. One parking space is assigned to the property.

**Services** Mains electricity, water and drainage. Heating is via electric storage heaters.

**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 £475.00 per calendar month payable monthly to the landlord.

**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 £75.00 +VAT).

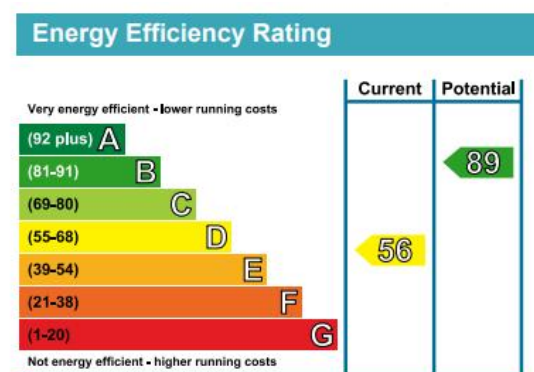
**Applications:** Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is currently £200 inclusive of VAT for the first applicant plus £50 each for additional applicants aged 18 and over. Fees will not be refunded if the applicants withdraw before 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:** No Pets

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

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



**Ground Floor**



**First Floor**



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