



Old Ploughmans Barn
Grange Farm, Kenninghall
Norfolk, NR16 2EP

Rent: £1,750 pcm



A stunning 4/5 bedroom barn conversion with garage/games room annex, garden and parking.

Diss 7 miles.

Directions: From Diss on the A1066 in the direction of Thetford, turn right signposted South Lopham. Continue through South and North Lopham until you come to the crossroads at Kenninghall. Turn right and continue into the village, turn right at the village centre and after approx half a mile Grange Farm will be found on your left, continue along the gravel drive where Ploughman's barn can be found on your right hand side.

Accommodation: A beautifully stylish and spacious barn conversion largely arranged over the ground floor with entrance hall, cloaks cupboard, separate w/c. The entrance hall leads onto a study or bedroom 5, and also onto the large reception room, with double doors out to the garden and overlooking fields beyond. There is a fitted kitchen /family room with doors out to the garden which includes a large range cooker and utility room. The rear hallway is approached via a feature brick arched doorway and through to 2 large bedrooms both with en-suites. Upstairs are two further double bedrooms and a family bathroom. Oil fired under floor heating downstairs and radiators to the upstairs bedrooms.

Outside: There is a separate annexe with wood store, games room, store and garage. Garden and gravel driveway with parking for numerous vehicles.

Location: Close to the centre of this popular well served village with local shops including a post office, butcher and delicatessen, two pubs, a well regarded primary school and a doctors surgery. Kenninghall also has a community woodland approached nearby with open access for walking.

Norwich is approx 20 mins drive via the A11. Diss 7 miles with a mainline rail service to London Liverpool street in 90 minutes.

Services Mains electricity, oil central heating, water and mains drainage are connected.

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

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

Rent: The rent, exclusive of all outgoing and Council Tax will be £1750 per calendar month, payable monthly in advance by standing order. All further outgoing will be the responsibility of the Tenant.

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 protection scheme by either the Landlord or the Agent.

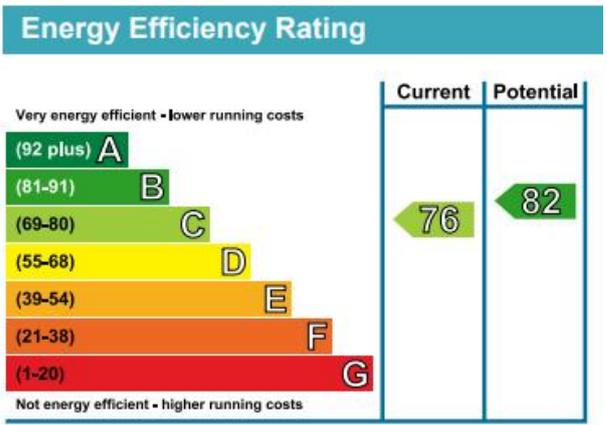
Inventory and Schedule of Condition: A full Inventory and Schedule of Condition will be taken before the start of the tenancy and agreed with the Tenant at check-in. The cost of this will be split equally between Landlord and Tenant (tenants share £127.50+VAT)

Applications: Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is currently £200.00 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.

Restrictions: Smokers and applicants receiving housing benefits will not be considered.

Pets: May be considered at the landlords discretion.

Viewing: Strictly by appointment with the Agents.





Important Notice

TV 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 TV Gaze has any authority to make or give any representations or warranty in relation to this property on behalf of TV 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. TV 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.

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