



5 Station Road  
Kimberley  
Wymondham  
NR18 9HB

Rent: £725 pcm



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## Semi detached 3 bedroom character home in popular rural setting

**Directions:** Leaving Wymondham from Chapel Lane on the B1135 towards East Dereham. Follow this road into Kimberley Green, at the T-junction turn left on to the B1108. The property will be easily identified after a short distance on the left hand side.

**Property:** This charming character property sits in a sizable plot with far reaching field views to the front and rear. Internal accommodation is made up of sitting room with wood burner, kitchen, utility, store and dining area. Upstairs are 3 bedrooms, built in wardrobe space and family bathroom. Outside features include off road parking for many vehicles, a large rear garden laid to lawn, plus a separate store building with laminate flooring and electricity. There is also a very large wooden outbuilding.

**Services:** The property is connected to mains water and electricity. Oil fired central heating and a wood burning stove in the living room. Private drainage.

**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 £725.00 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.

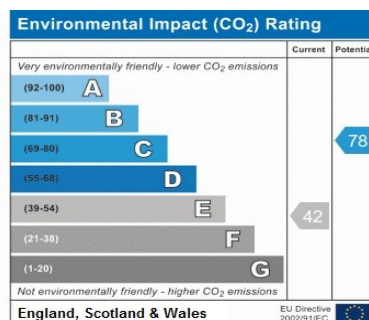
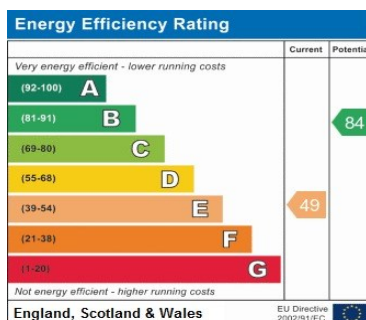
**Inventory and Schedule of Condition:** A full Inventory and Schedule of Condition will be taken before the start of the tenancy and agreed with the Tenant at check-in. The cost of this will be split equally between Landlord and Tenant (Tenant's share £100.00 +VAT).

**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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