



Flat D
7 Church Street, Diss
Norfolk, IP22 4DD

Rent: £500 pcm



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A one bedroom self contained flat with allocated parking space, suitable for single professional person.

Conveniently situated in town centre and within easy walking distance to Diss Rail Station. Rail services to Norwich in 20 mins and London Liverpool Street in 90 mins.

Directions: From the Diss TW Gaze office; head down St Nicholas Street towards the church, turn right at the bottom of the hill and then the next left down Church Street. The property is located on the left hand side immediately before St Marys Court, the access for the flat is the black door to the front shown in the photograph.

The Property: A one bedroom self contained flat located in Diss town centre. The entrance to the flat is through the front door, up the communal stair way with an access door to the right. The flat consists of; a kitchen with integrated electric oven, space for one under counter appliance and breakfast bar, lounge, one bedroom and bathroom with shower.

Outside: One allocated parking space.

Services: The property is heated using Gas central heating. Mains electricity, water and 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 with the scope to extend after this period.

Rent: The rent, exclusive of all outgoings and Council Tax will be £500 per calendar month, payable monthly in advance by standing order. All further outgoings 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.

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.

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

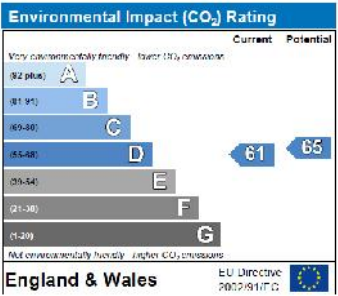
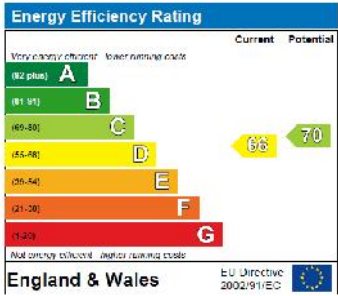
Viewing: Strictly by appointment with the Agent.

Pets: Pets will not be considered at the property.

Restrictions: Applicants that smoke or claim housing benefit will not be considered.

Council Tax Band: A
South Norfolk District Council

Applications: Applicants must complete an online application and undergo a full reference and credit check. The fee for this is £200 inclusive of VAT for the first applicant and additional applicants aged 18 and over will be charged £50 each. Fees will not be refunded if the applicant/s withdraw before the start of the Tenancy Agreement.



Total area: approx. 35.6 sq. metres (382.7 sq. feet)
Flat 7D, Church Street, Diss

Important Notice

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