



Blandings Barn
Eversons Lane,
Station Road, Harleston,
Norfolk, IP20 9FF

Rent: £575.00 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

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A one bedroom converted barn with small garden and allocated parking space

Directions Follow the A143 towards Harleston and take the first exit off the Harleston roundabout. Follow the road through Harleston through the one way system. Take a left hand turn up Station Road and the next left turn into Eversons Lane. Blandings will be found on the right hand side.

This well presented converted barn, consisting of;

Glazed front door opens into the hallway which opens in the **Living Room** 13'01" x 16'01" with exposed beams. Glazed door opens to the rear. Two radiators. Windows to the rear and side aspects.

Kitchen 6'06" x 8'08" which comprises of cream wall and base level cabinets. Tiled splashbacks. Neff electric oven and hob with extractor fan over. Space and plumbing for a washing machine. Space for a fridge. Vinyl flooring. Window to the front aspect.

Bathroom comprises of a white suite of bath with shower over, wc and pedestal hand washbasin. Mirror with light and shaver socket. Velux roof light. Radiator.

Bedroom 10'01" x 13'03" max 8'09" min. BT socket. Fuse box. Window to the front aspect. Radiator.

Outside There is a small area of garden to the side and rear of the house with patio area and garden shed. The property benefits from an allocated car parking space.

Services Mains electric, water and drainage are connected. Heating and hot water via electric.

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 £575.00 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 £75.00 +VAT).

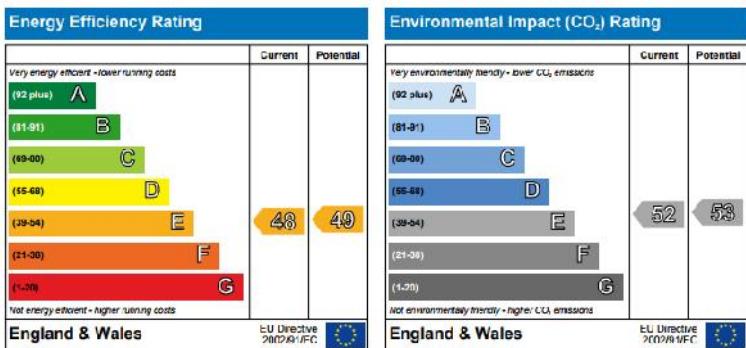
Applications: Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is currently £200 inclusive of VAT for the first applicant plus £50 each for additional applicants aged 18 and over. Fees will not be refunded if the applicants withdraw before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