



2 Tollgate Cottages
The Turnpike
Bunwell
Norfolk
NR16 1SR

Rent: £725 pcm
Plus £25pcm for water and drainage



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PROTECTED

Semi detached 3 bedroom character home in rural setting

Directions: Leaving Wymondham from Silfield Road and upon entering the village of Ashwellthorpe, turn right on to New Road. Continue to Tacolneston and turn right on to the Norwich Road/B1113. After around half a mile the property will be found on the right.

Property: A 3 bedroom semi detached period cottage benefitting from an elevated position with field views to the front and rear. Internally the property has undergone a series of improvements over the years, including a modern fitted kitchen and bathroom. There is a wood burner in the sitting room. Upstairs there are 3 bedrooms with the master bedroom benefitting from built in wardrobes. Generous gardens to the side and rear, although this space can be limited to a smaller area should the accepted tenant wish. Secure outbuilding with lighting and power. Off road parking for several vehicles.

Services: The property is connected to mains water and electricity. Electric heating and a wood burning stove in the living room. Private shared drainage. The landlord will levy a charge of £25pcm to cover the water and drainage bills.

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).

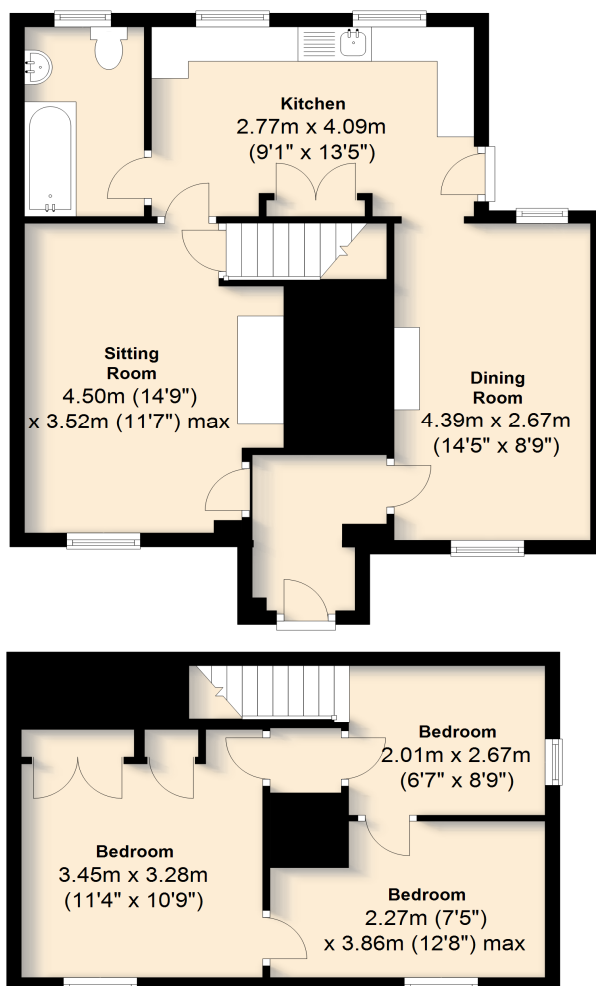
Tenancy Agreement: A draft copy of the tenancy agreement will be available for inspection at the Agent's offices.

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 benefits will not be considered.

** Awaiting EPC



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