



Mill House Bungalow
Hunstanton Road
Badwell Ash, IP31 3DJ

Rent: £1500 pcm



10 Market Hill,
Diss, Norfolk
IP22 4WJ
01379 650 476
let@twgaze.co.uk

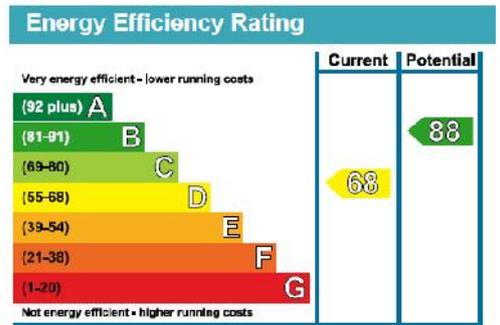
33 Market Street,
Wymondham, Norfolk
NR18 0AJ
01953 423 188
info@twgaze.co.uk

twgaze.co.uk



A spacious 5 bedroom 3 bath/shower Chalet Bungalow with garage, set in a half acre plot in the village of Badwell Ash.

Only 9 miles from Bury St Edmunds.



Directions: From the A143 in the direction of Bury St Edmunds just after the B1113 take the left hand turn signposted Wattisfield and follow the road approximately 4 miles into Walsham Le Willows. Continue through the village until you come to Badwell Ash, the Mill House Bungalow can be found directly after the village green on your right hand side at the end of a long track.

Property: Entrance hall with door leading to 27ft Living room with fireplace, hallway leads to large fitted kitchen diner with doors out to the garden, separate utility room. Hallway leads to bath and shower room, further along the corridor there are two bedrooms, one with en-suite shower room. Upstairs there is a master bedroom with en suite shower room, a 4th bedroom with a 5th bedroom or games room accessible through it.

Outside: Large garden surrounded by mature trees and lawn and overlooking fields at the back. Double garage.

Badwell Ash is a pretty well served village with local shops, church, 16th century pub and school. Further amenities, shopping, cinema and cultural activities can be found in Bury St Edmunds 9 miles distant. Lakenheath is 18 miles west and Cambridge is approximately 43 miles distant. There is also good schooling available in the state and private sector.

Services: Mains water and electricity are connected to the property. Sewage by treatment plant. Oil fired central heating, double glazing, wood burner. Fully fitted kitchen with electric cooker and dishwasher included.

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 outgoing and Council Tax will be £1500 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.

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: A pet may be considered at the Landlord's discretion.

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

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.



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.