



Long Row Farmhouse
Tibenham
Diss, Norfolk
NR16 1PF

Rent: £1250.00 pcm



A beautifully presented 3 bedroom farmhouse with stunning views of the surrounding countryside

Directions: Travelling from the Diss office turn right at the top of the hill onto Denmark Street (B1077), continue along this road through Shelfanger, when you come into Winfarthing take the right turning onto Hall Road. Continue along Hall Road and Goose Green, at the junction turn left and the property can be found up a long drive on the right hand side past the Garage. The property is located at the end of this track on the left hand side.

Property: This beautifully presented farmhouse consists of a modern country kitchen with Rangemaster, utility room and downstairs shower room, along with two spacious reception rooms, the end room benefiting from a wood burner. Upstairs the property boasts two spacious double bedrooms and a smaller single room, along with a family bathroom.

Outside: The property has ample parking for several cars and is laid to lawn to the front and the rear. There are also two small sheds available.

Services: Oil fired central heating, including underfloor heating on the ground floor. Mains water and electricity, the property benefits from a water softener in the utility room. Drainage via a septic tank.

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 £1250.00 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).

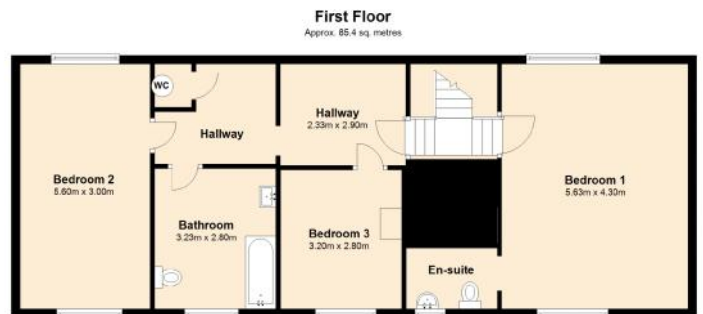
Applications: Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is currently £200 inclusive of VAT for the first applicant plus £50 each for additional applicants aged 18 and over. Fees will not be refunded if the applicants withdraw before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

Restrictions: Smokers or applicants claiming housing benefit will not be considered.

Viewing: Strictly by appointment with the Agents.



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