



Mendham Lodge
Withersdale Road, Mendham
Norfolk, IP20 0JB

Rent: £1,000pcm





A magnificent 6 bedroom Grade II* listed 17th century Farmhouse set in two acres with garage and outbuilding. Unfurnished.

Directions: From Diss on the A143 in the direction of Harleston, turn right signposted Mendham. Continue into the village centre until you come to the crossroads and turn right. Continue approximately 1 mile until you reach Mendham Lodge on your right hand side.

Accommodation: Mendham Lodge has some outstanding period features including exposed beams and a panelled bedroom. The oak staircase with tudor rose carving forms part of the listing. There is a dining hall, kitchen breakfast room, with Aga, sitting room with woodburner and music room on the ground floor. On the first floor there are 4 bedrooms and 2 bathrooms with roll top baths, on the second floor there are two attic bedrooms. (please note the attic bedrooms are not centrally heated)

An area of the ground floor will be closed off for use by the landlord.

Outside: Beautiful landscaped gardens with pond, mature trees and lawns extending to 2 acres. Garage and a large clay lump outbuilding.

Services: Oil fired central heating, electricity, mains drainage and private sewage.

Terms of the Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial fixed term of 12 months.

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

Rent: The rent, exclusive of all outgoing and Council Tax will be £1000 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.

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 (tenants share £142.50+VAT)

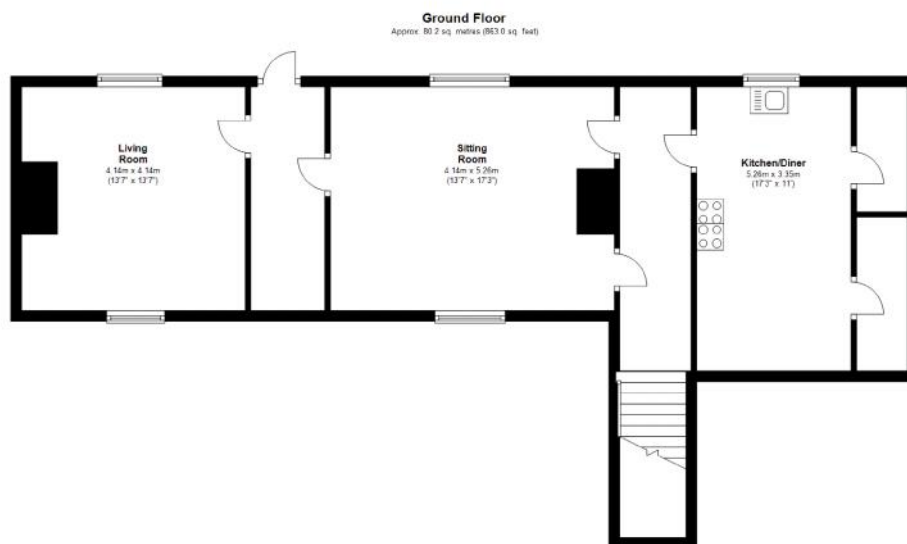
Applications: Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is currently £200.00 inclusive of VAT for the first applicant plus £50 each for additional applicants aged 18 and over. Fees will not be refunded if the applicants withdraw before the start of the Tenancy Agreement.

Restrictions: Smokers and applicants receiving housing benefits will not be considered.

Viewing: Strictly by appointment with the Agents.

Pets: It may be possible by negotiation.





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