



14 Roydon Fen
Roydon
Diss, Norfolk
IP22 5SE

Rent: £800.00 pcm



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arla | propertymark

PROTECTED

A 3 bedroom detached house with garden, out buildings and parking. Close to the amenities of Diss town, with train station for commuting to London.

Directions: From the Diss office turn left towards Denmark Hill, at the staged crossroads turn left and follow that road until you come to the round about. Turn right at the round about onto the 1066 heading towards Roydon, take the first left once you have left Diss onto Tottington Lane, follow this lane until it forks to the right. Turn right and follow the lane until you reach number 14 Roydon Fen on your right hand side.

The Property: A 3 bedroom detached house located in Roydon Fen. The property consists of an entrance hall that leads to the kitchen, downstairs bathroom and one of the bedrooms. The kitchen is fitted with an integrated oven, washing machine and fridge and has space for a small dinning table. The living room is found through the kitchen, it is a light room with a wood burner. Upstairs you will find a further two bedrooms, one with en-suite bathroom and built in wardrobes.

Outside: The property is located on a slope with garden areas to the rear and sides. There are two sheds available for use and space for parking.

Services: The property is heated using storage heaters with an LPG gas hob and mains water. The drainage is via a septic tank.

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 outgoings and Council Tax will be £800.00 per calendar month, payable monthly in advance by standing order. All further outgoings 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.

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

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.

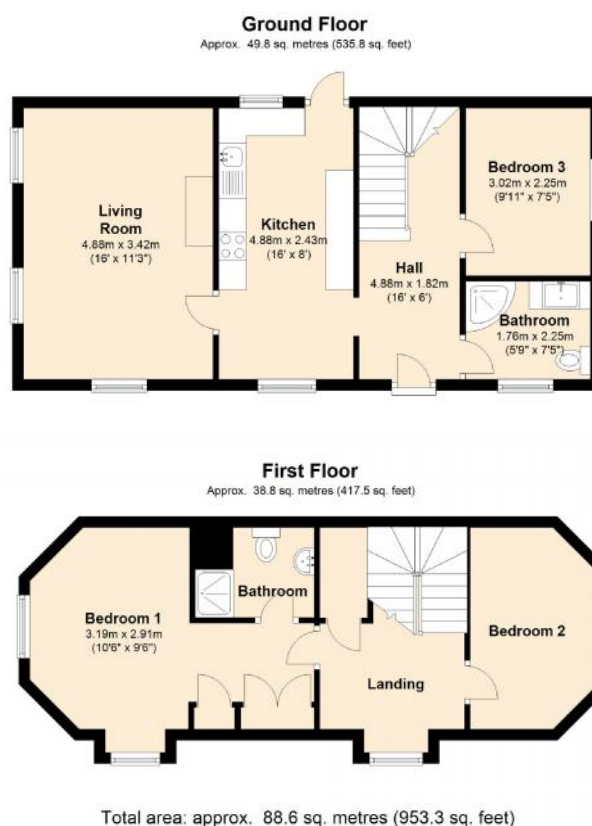
Schedule of Condition: A full Inventory and Schedule of Condition will be taken before the start of the tenancy and agreed with the Tenant at check-in. The cost of this will be split equally between Landlord and Tenant.

Applications: Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is £200.00 inclusive of VAT for the first applicant and additional applicants aged 18 and over will be charged £50.00 each. Fees will not be refunded if the applicants withdraw before the start of the Tenancy Agreement.

Viewing: Strictly by appointment with the Agent.

Pets: A pet may be considered at the owners discretion.

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



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