



Cherry Tree Cottage
Pound Corner
Barningham
IP31 1BY

Rent: £1200.00 pcm



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A characterful 4/5 bedroom detached period thatched house in village location with gardens and outbuilding. Separate field also available to rent.

Directions: From Diss proceed on the A1066 towards Thetford. In the village of Garboldisham, turn left at the crossroads, signposted Stanton. Continue through Hop-ton into the village of Barningham. When in Barningham turn right immediately before the stores. Go past the church and in between a left and right hand bend, Cherry Tree Cottage will be seen on the left hand side set back from the road. Access is via a track, through gates.

Outside: Enclosed rear garden Timber framed store. Lawned front garden. Separate field available for rent.

Services: Cherry Tree Cottage benefits from oil fired central heating and bottled gas for the hob. Mains electricity and metered water and septic tank drainage. St Edmundsbury District Council.

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 £1200.00 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 £127.50 +VAT).

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

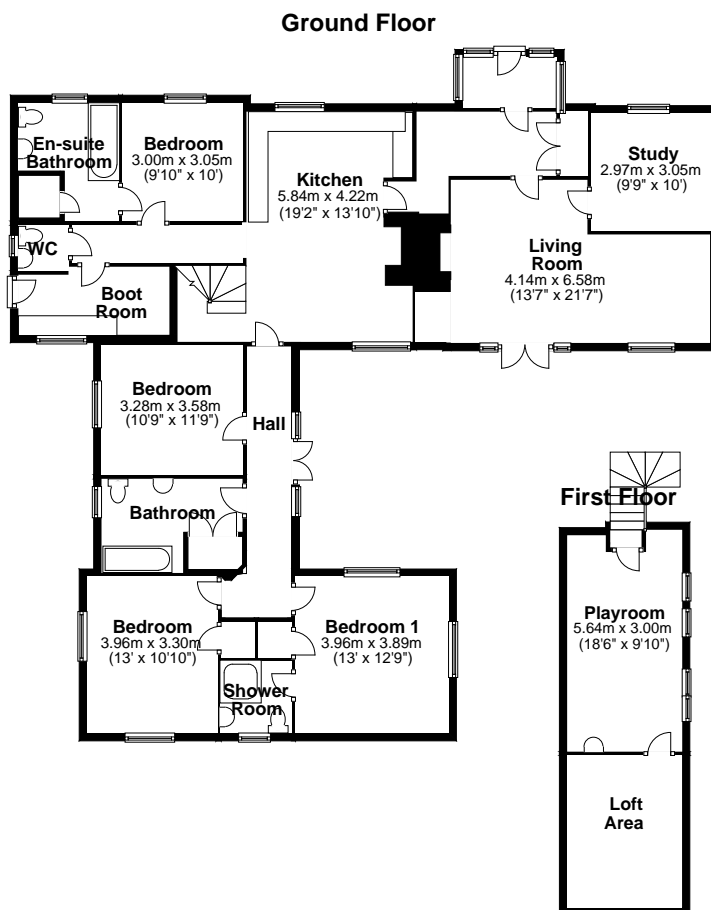
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Applications: Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is currently £200 inclusive of VAT for the first applicant plus £50 each for additional applicants aged 18 and over. Fees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

Pets: May be considered at the landlords discretion.

Restrictions: Smokers will not be considered.

Viewing: Strictly by appointment with the Agents.



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