



Haugh Cottage West  
Heath Road  
Banham  
NR16 2DG

Rent: £750.00 pcm



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**A semi detached 3 bedroom period cottage with garden and parking. Diss 5 miles with a rail service to London in 90 minutes.**

**Directions:** From the agents office continue out of Diss on the B1077 Shelfanger Road towards Shelfanger. Continue through Shelfanger and Winfarthing and follow the road around the sharp corner and continue until you come to the junction with Heath Road, turn left into Heath Road and follow the road approximately half a mile where the property will be found on the right hand side.

**The Property:** A characterful 3 bedroom family house, kitchen with cooker, living room with fire place, downstairs w/c. Upstairs there are 3 bedrooms and a family bathroom with shower over the bath.

**Outside:** A generous garden laid to lawn with shrubs and trees.

**Services:** Oil fired central heating. Mains electricity and water are connected to the property. Double glazing.

**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 £750.00 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).

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

**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 by negotiation with the landlord.

**Restrictions:** Smokers will not be considered.

**Viewing:** Strictly by appointment with the Agents.

**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.