



3 Pottles Alley  
Hingham  
Norwich  
NR9 4HS

Rent: £750.00 pcm



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## A 2 bedroom period cottage with garden in a popular village location.

**Direction:** From the Wymondham office turn right and continue along to the roundabout, continue onto Chapel Lane, slight left onto Wymondham Road and continue onto Hackford Road and then Low Street. Follow the signs for B1108, Hingham Road and continue for approximately 2 miles, the turn right onto Bond Street and left onto Pottles Alley, where the property can be found on the left hand side.

**The Property:** A beautifully presented 2 bedroom Listed cottage with fully fitted kitchen, sitting room and dining room on the ground floor. Upstairs you will find two spacious bedrooms and a family bathroom.

**Outside:** Garage and off road parking for two cars. Outdoor store and private garden.

**Services:** Mains water and electricity are connected to the property. Oil central heating and Secondary Glazing.

**Terms of the Tenancy:** The property will be let on an Assured Shorthold Tenancy for an initial fixed term of a minimum of 12 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 £85.00 +VAT).

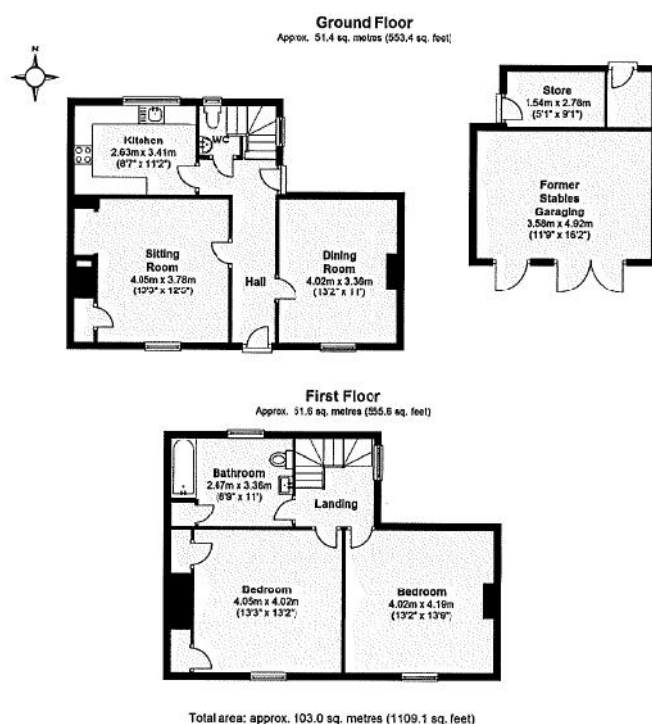
**Tenancy Agreement:** A draft copy of the tenancy agreement will be available for inspection at the Agent's offices.

**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:** A small pet may be considered at the landlords discretion.

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

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



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