



4 Cherry Court
Roydon Road
Diss, Norfolk
IP22 4QW

Rent: £725.00 pcm



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PROTECTED

A beautifully presented 2 bedroom semi detached bungalow with parking and patio garden. Walking distance to town centre.

Direction: From the Diss office head up Market Hill, at the staggered crossroads carry straight onto Roydon Road and take the first right into Cherry Tree Court. The property can be found on the left hand side.

Property: A beautifully presented 2 bedroom semi-detached bungalow consisting of a kitchen/breakfast room with gas hob, electric fan oven, integrated washing machine, dishwasher and fridge/freezer. The spacious living room benefits from a gas fire and patio doors out to the courtyard. There are two double bedrooms with wardrobes and storage and a family bathroom. The property also has a separate WC.

Outside: The property has a patio garden and shed, one allocated parking space and visitor spaces. Located on Cherry Tree Court with fully managed grounds.

Services: The property is connected to mains electricity, gas central heating, mains water and sewage.

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 £725.00 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).

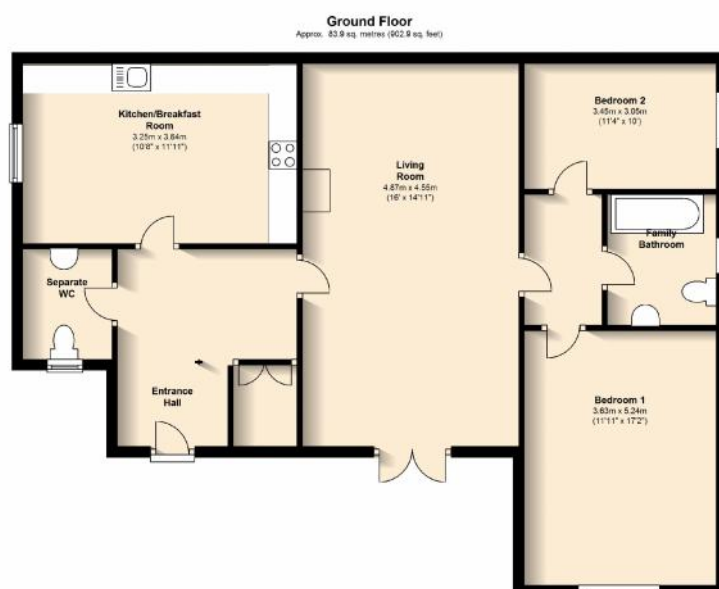
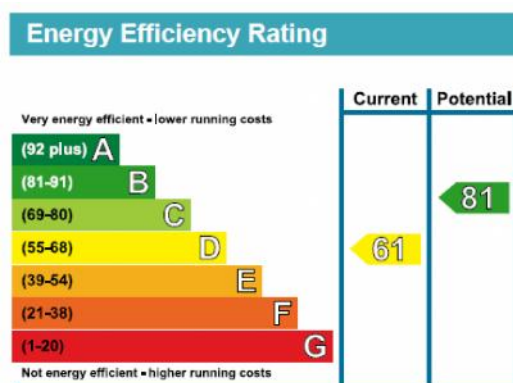
Tenancy Agreement: A draft copy of the tenancy agreement will be available for inspection at the Agent's offices.

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: May be considered at landlords the landlords discretion.

Restrictions: Smokers will not be considered.

Viewing: Strictly by appointment with the Agents.



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