



8 Silfield Road  
Wymondham  
NR18 9AY

Rent: £1250 pcm



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PROTECTED



Outstanding 3 double bedroom town centre renovation completed to an exceptional standard.

**Directions:** Leave the town centre via Avenue Road and continue over the traffic light junction into Station Road. Follow this around under the railway bridge onto Silfield Road and in about 400 yards, the property will be found on the right hand side, clearly indicated by our sale board.

Property:

Completely renovated mature detached house

Exceptional 32’ kitchen extension

Outstanding quality of finish throughout

Retained original features such as stained glass entrance door

Double width master suite

Front, rear gardens and off road parking

**Outside:** To the front of the property there is a large garden, set back and protected from the road by the bordering mature trees. Gravel access to both sides leading to the rear. Immediately out of both bifolding doors is an area of shingle, bordered by timber. The rear garden is made up of mature apple trees and features an area to off road parking and shed.

**Services:** Mains electricity, drainage and water are connected to the property. Gas central heating to radiators. Underfloor heating to the kitchen extension. The house has also been wired with network, aerial and coaxial (Sky) points in all rooms.

**Terms of the Tenancy:** The property will be let on an Assured Shorthold Tenancy for an initial fixed term of six months.

**Rent:** The rent, exclusive of all other outgoings and Council Tax will be £1250 per calendar month inclusive 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 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

**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.

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

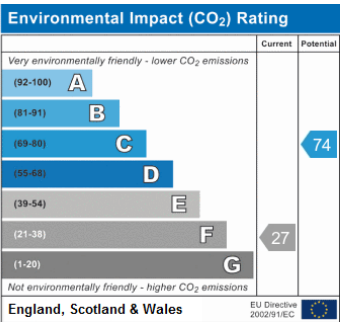
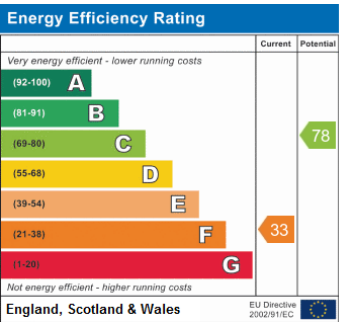
**Restrictions:** No pets considered.

**Viewing:** Strictly by appointment with the Agents.  
**EPC:** Please note that the EPC is yet to be updated following major extension, heating system and renovation works. The current rating applies to the properties previous condition.



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5. It should not be assumed that the property has all necessary planning, building regulation or other consents.  
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