



Wagtail Barn
Station Road
Tivetshall St Margaret
NR15 2BB

Rent: £1250.00 pcm



10 Market Hill,
Diss, Norfolk
IP22 4WJ
01379 650 476
let@twgaze.co.uk

33 Market Street,
Wymondham, Norfolk
NR18 0AJ
01953 423 188
info@twgaze.co.uk

twgaze.co.uk



A well presented 4 bedroom barn with parking and garden. Close to the A140.

Direction: Travelling along the A140 from Scole, at the Pulham round about take the first exit onto the B1134 and continue onto Station Road. The property can be found just after Green Lane on the left hand side. The property is located at the entrance of a livestock farm.

The Property: A 4 bedroom detached barn consisting of a kitchen/diner with range cooker, utility room, boot room and shower room to the left side of the property. The spacious living room has a wood burning stove. All four bedrooms are very spacious doubles, the master benefiting from an ensuite bathroom and a newly fitted family bathroom.

Services: This property is connected to mains drainage, mains electricity with oil fired underfloor heating throughout. Wood burner in the living room. The water is from a borehole, the cost of which is included in the rent. The landlord will read the meter monthly to calculate the electric costs.

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 Council Tax will be £1250.00 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 £112.50 +VAT).

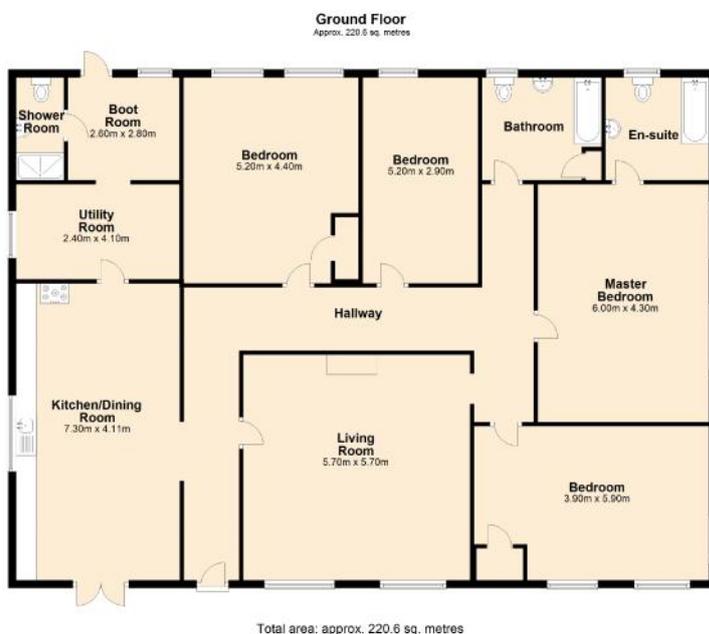
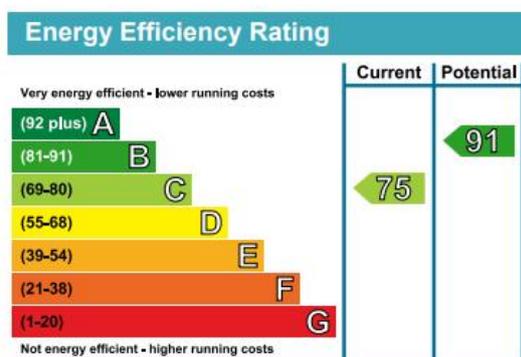
Tenancy Agreement: A draft copy of the tenancy agreement will be available for inspection at the Agent's offices.

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: Pets may be considered at the landlords discretion.

Restrictions: Smokers will not be considered.

Viewing: Strictly by appointment with the Agents.



For illustrative purposes only. NOT TO SCALE.

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.

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.