



5 St Georges  
Wicklewood  
Wymondham  
NR18 9PD

Rent: £1400 pcm



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## 4 bedroom semi detached town house in the historic St George's development. Set amidst shared grounds of about 5 acres, swimming pool complex, tennis court.

**Directions:** Leave Wymondham town centre via Chapel Lane towards the B1135. Continue along the road until the road turns sharp left handed over the railway bridge. Go over the hump back bridge and take the left turning on a right hand bend heading towards Wicklewood. Approaching the village in open countryside, turn left into Hospital Lane. The entrance to St George's will be found on the left hand side after a ¼ mile and the front door to number 5 is on the left hand side at the front of the building.

**Property:** Opportunity to acquire a change of lifestyle in the historic St George's development. Set amidst shared maintained grounds of about 5 acres, swimming pool complex and tennis court. Versatile layout of 3 or 4 bedrooms, living room and gallery.

**Outside:** A tarmac edged driveway meanders through lawned communal grounds of about 5 acres. The gardens are beautifully maintained containing a wealth of specimen trees, shrubs and spring bulbs along with a tennis court and the indoor swimming pool complex. There is en-bloc garaging and parking.

**Services:** Mains water and electricity. Private drainage system. LPG fired boiler supplying radiator heating system and hot water.

**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 £1400 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.



Total area: approx. 213.2 sq. metres (2295.3 sq. feet)

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