



Crown Crest
Hall Road
Winfarthing
IP22 2EJ

Rent: £675.00 pcm



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A 2 bedroom detached bungalow with garden and garage in village location.

Direction: From Diss travelling on Shelfanger Road (B1077) follow this road through Shelfanger village, continue on this road until it brings you into Winfarthing, passed the pub the road forks, take the right hand turning onto Hall Road where the property can be found on your right hand side.

The Property: A 2 bedroom detached bungalow with kitchen, utility area and living room with an open fire. The property boasts two double bedrooms with built in wardrobes and a family bathroom.

Outside: The property has a lawned area to the front and the rear of the property, driveway able to fit 2/3 cars, a garage and outside store room.

Services: This property is connected to mains water, mains electricity with oil fired central heating. Open fire in the living room. Drainage is via a septic tank.

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 £675.00 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).

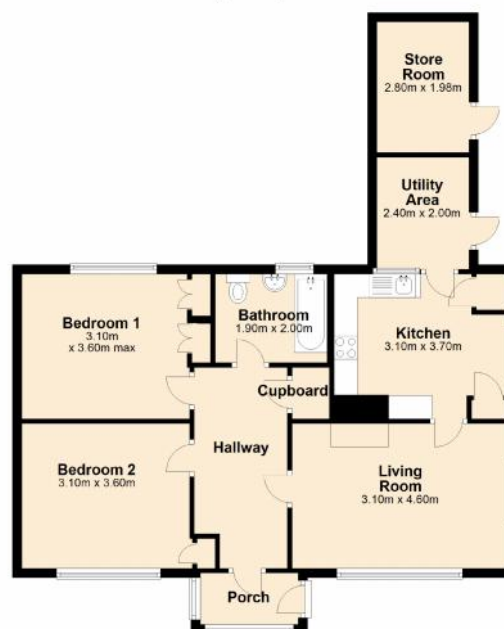
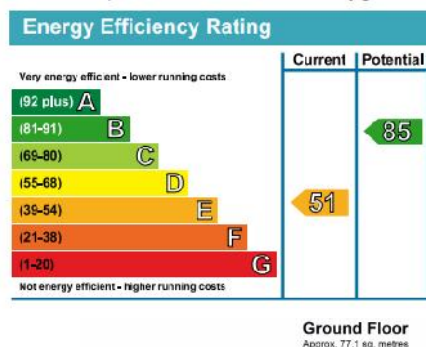
Tenancy Agreement: A draft copy of the tenancy agreement will be available for inspection at the Agent's offices.

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 the landlords discretion.

Restrictions: Smokers will not be considered.

Viewing: Strictly by appointment with the Agents.



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