



Browick Bottom Farm
Browick Road
Wymondham
NR18 9RE

Rent: £1,400pcm



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PROTECTED

Remarkable 4 bedroom detached farmhouse, renovated to an exceptional standard and located on the outskirts of Wymondham.

Directions: Take the Browick Road out of Wymondham and continue over the roundabout and railway line. On reaching the A11 junction continue straight over both roundabouts onto The B1135 Stanfield Road. After approximately 20 metres take the first left turn into Browick Road. Continue for approximately 1 mile and the shingle lane leading to the property can be seen on the right hand side indicated by a TW Gaze 'To Let' board.

The Property: Browick Bottom Farm has just completed a full project of renovations and updating to a high end finish. The property now features brand new kitchen/bathrooms and flooring throughout. Upgraded windows and central heating system, utility room and ensuite to master bedroom. Notable additions include fitted blinds throughout, wood burners in both reception rooms and integrated kitchen appliances.

Outside: Approached at the end of a private shingled track and overlooking fields. The property has ample frontage and a brand new double cart shed for parking. To the rear is a substantial enclosed garden. Given the time of year, this area is yet to be seeded, but will make for a lovely large lawn.

Services: Mains electricity. Oil fired central heating. Private drainage. Water from a private supply will be charged separately by the landlord at £30pcm.

Terms of the Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial fixed term of a minimum of 12 months.

Rent: The rent, exclusive of all other outgoings and Council Tax will be £1,400.00 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: Considered at the landlords discretion.

Viewing: Strictly by appointment with the Agents.

Awaiting EPC



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