



2 Beehive Yard  
Diss  
Norfolk  
IP22 4LQ

Rent: £650.00 pcm



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PROTECTED

**A charming 2 bedroom semi-detached cottage with courtyard garden and off road parking. Unfurnished.**

**Direction:** From the Agent’s office, proceed to the top of Market Hill and turn left into Denmark Street and the entrance to Beehive Yard will be found a short way along on the right hand side. No 2 can be found on the right hand side at the top of the slope.

**The Property:** A 2 bedroom semi-detached cottage with kitchen, dining room and living room downstairs. There are 2 good sized bedrooms upstairs 1 with en-suite shower room and a separate family bathroom. Immediately to the front of the property there is one car parking space and at the rear there is a small paved courtyard garden with shed.

**Services:** Mains drainage, gas and electricity are connected to the property.

**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 £650.00 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).

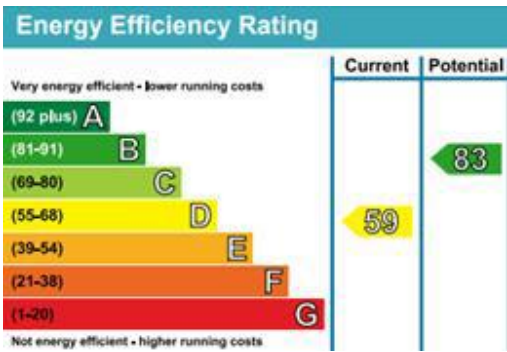
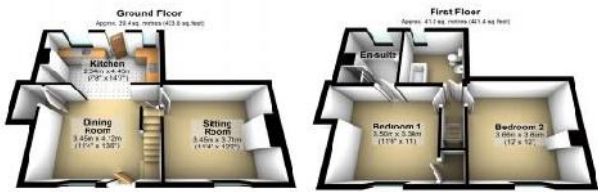
**Tenancy Agreement:** A draft copy of the tenancy agreement will be available for inspection at the Agent’s offices.

**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:** A cat may be considered at this property.

**Restrictions:** Smokers will not be considered.

**Viewing:** Strictly by appointment with the Agents.



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