



I Well Cottages  
Palmer Street  
Walsham Le Willows  
IP31 3DA

Rent: £650.00 pcm



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Diss, Norfolk  
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# A two bedroom semi-detached cottage with spacious garden.

**Direction:** From the A143 in the direction of Bury St Edmunds turn left onto Summer Road towards Walsham Le Willows, at the cross roads go straight over and take the left hand turn onto Palmer Street where the road bends to the right. Follow this road and the property can be found immediately on the left next to Grove Road.

**The Property:** The property has a spacious kitchen with pantry, living room and bathroom on the ground floor. Upstairs there is a double bedroom with built in wardrobes and a second smaller single bedroom.

**Outside:** The property boasts a spacious garden with a driveway and shed.

**Services:** Mains electricity and water. Oil fired central heating and mains drainage.

**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 five weeks 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 £100.00 +VAT).

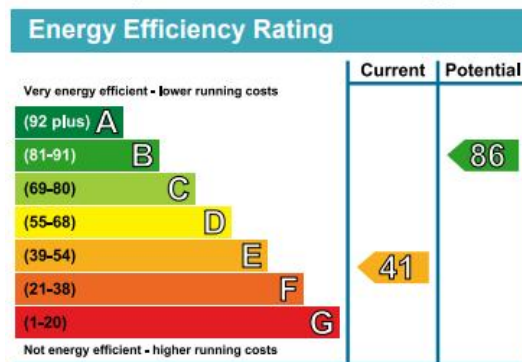
**Tenancy Agreement:** A draft copy of the tenancy agreement will be available for inspection at the Agent's offices.

**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:** Will not be considered at this property.

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

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



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