



Wold House  
Castle Lane, Bungay  
Norfolk, NR35 1DE

Rent: £1,600 pcm





A 3/4 bedroom detached house with views over the Waveney Valley.

Walking distance to the town centre.

**Directions:** Travelling along the A143 towards Bungay at the roundabout turn right onto Broad Street into Bungay, follow the one-way system onto Trinity Street and then turn right onto Wharton Street, at the end of the road turn right and then take the next left on Quaves Lane. Follow Quaves Lane until you come to the right turning for Castle Lane. The property can be found a little way down this road on the left hand side.

**Accommodation:** A charming family home with stunning views of the Waveney Valley. The property boasts spacious rooms including a large living room, dining room, kitchen/breakfast room and conservatory. Two en-suite bedrooms on the ground floor with plenty of storage space along with a third bedroom that could also be an office. The ground floor also benefits from a spacious entrance hall, two utility rooms and a WC. Upstairs you will find the master bedroom with walk in wardrobe and the family bathroom.

**Outside:** The grounds are laid to lawn with mature trees and shrub borders, large double garage and parking for several cars.

**Services** Mains electricity, gas central heating, water and mains drainage are connected.

**Terms of the Tenancy:** The property will be let on an Assured Shorthold Tenancy for an initial fixed term of 6 months.

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

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

**Rent:** The rent, exclusive of all outgoings and Council Tax will be £1600 per calendar month, payable monthly in advance by standing order. All further outgoings will be the responsibility of the Tenant.

**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 protection scheme by either the Landlord or the Agent.

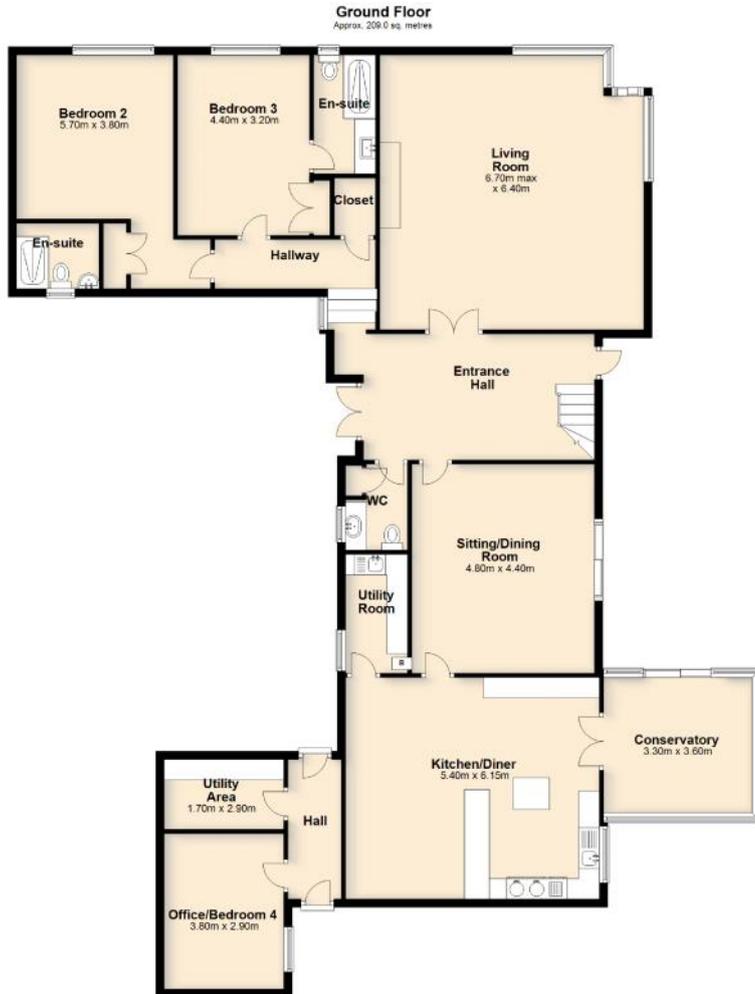
**Inventory and Schedule of Condition:** A full Inventory and Schedule of Condition will be taken before the start of the tenancy and agreed with the Tenant at check-in. The cost of this will be split equally between Landlord and Tenant (tenants share £112.50+VAT)

**Applications:** Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is currently £200.00 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.

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

**Pets:** I may be possible by negotiation.





Total area: approx. 296.5 sq. metres

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