



91 Ensign Way
Diss
Norfolk
IP22 4GP

Rent: £675.00 pcm

To Let

A well presented modern two bedroom semi-detached house with garden and parking. Close to the town centre and railway station.

Directions: Proceed down Victoria Road towards Scole, turning left at the traffic lights (near Desira Garage) and follow this road. Turn left at the roundabout and left again into Ashbrook Meadow. Follow the road to the left and into Ensign Way.

Accommodation: Front door opens in the hallway with BT point and smoke detector. Door opening into the cloakroom comprising of wc and hand wash basin. Window to the side aspect.

From the hallway, door leading to:

Kitchen/Dining room 13'4 x 8'4 comprising of wall and base level units, sink and draining unit. Window to the side aspect and door to the rear garden.

Lounge 13'5 x 13'4 maximum with storage cupboard and windows to front and side aspects.

From the hallway, stairs rising to the first floor landing with smoke detector and storage cupboard.

Bedroom 1 11'5x 8'4 with two fitted wardrobes and window to front aspect.

Bedroom 2 13'4x8'6 with fitted wardrobe and window to front aspect.

Bathroom comprising of a three piece suite of WC, hand washbasin and bath.

Outside: Rear garden and allocated car parking space.

Services: Mains electricity, gas, water and drainage are connected.

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

Rent: The rent, exclusive of all outgoings and Council Tax will be £675.00 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 (£85 + VAT).

Applications: Each tenant must complete an application form which will be used to carry out a credit check.

Tenancy Agreement: A draft copy of the tenancy agreement will be available for inspection at the Agent's offices. When offered the tenancy, the applicant will be required to pay an administration fee of £200.00 inclusive of VAT (any additional applicants aged 18 and over will be charged £50 per person) which will not be refunded if the proposed Tenant withdraws before the start of the Tenancy Agreement.

Restrictions: Pets will not be considered.

Viewing: Strictly by appointment with the Agents.

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