



Old Hall Farm
Carleton Rode
Norwich, Norfolk
NR16 1ND

Rent: £1,500 pcm





5 Bedroom Georgian style farmhouse in a rural setting. Located 6 miles out of Wymondham, 15 miles from Norwich and 10 miles from Diss.

Directions: From The Boars Public House,, Wymondham, continue onto Bunwell Road and after approximately 2.5 miles turn right onto Hall Road. After a further 0.5 miles, Old Hall Farm will be found on the right hand side.

The Property: Old Hall Farm is a Grade II Listed farm house, with accommodation over 3 floors. The property comprises spacious kitchen/breakfast room, 4 receptions, utility, wc, 5 first floor bedrooms, bathroom and shower room. The second floor benefits from 3 large attic rooms, ideal for children's game room or storage. The property has a number of period features throughout including open fireplaces.

Outside: Generous gravelled parking, large garden, wall courtyard, garage and outdoor space.

Services: This property is connected to mains water and electricity. An oil fired central heating system provides heating to radiators and water. Private septic tank drainage. A separate charge of £300 per month will be charged to cover the cost of a gardener to maintain the gardens.

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

Rent: The rent, exclusive of all other outgoings and Council Tax will be £1,500 per calendar month payable monthly in advance by standing order. All further outgoings will be the responsibility of the Tenant.

Tenancy Deposit: A Tenancy 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.

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

Pets: Will not be considered at this property.

Viewing: Strictly by appointment with the Agents.

Applications: Applicants, once accepted in principle by the Landlord must pay a Holding Deposit of 1 week's rent (£346) and complete an on-line application and undergo a full reference and credit check.

The Holding Deposit is refundable if:

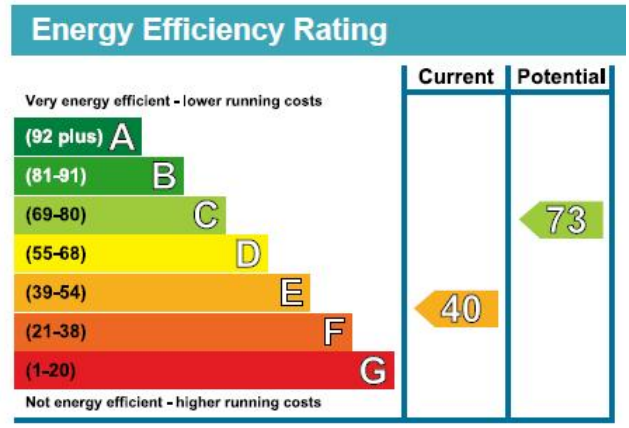
1. The landlord accepts your application for the tenancy, in which case this will be carried forward towards the Tenancy Deposit and registered with TDS.
2. The Landlord decides not to let the property.
3. An agreement to rent the property is not reached before the 'deadline to reach agreement' and the tenant is not at fault.

The Holding Deposit will not be returned and will be retained by the letting agent and/or landlord if:

1. You decide not to proceed with the tenancy.
2. You provide false or misleading information which reasonably effects the Landlord's decision to rent to you.
3. You fail a Right to Rent check.
4. Or fail to take all reasonable steps to enter into an agreement (i.e. responding to reasonable requests for information required to progress the agreement) when the landlord and/or agent has done so.

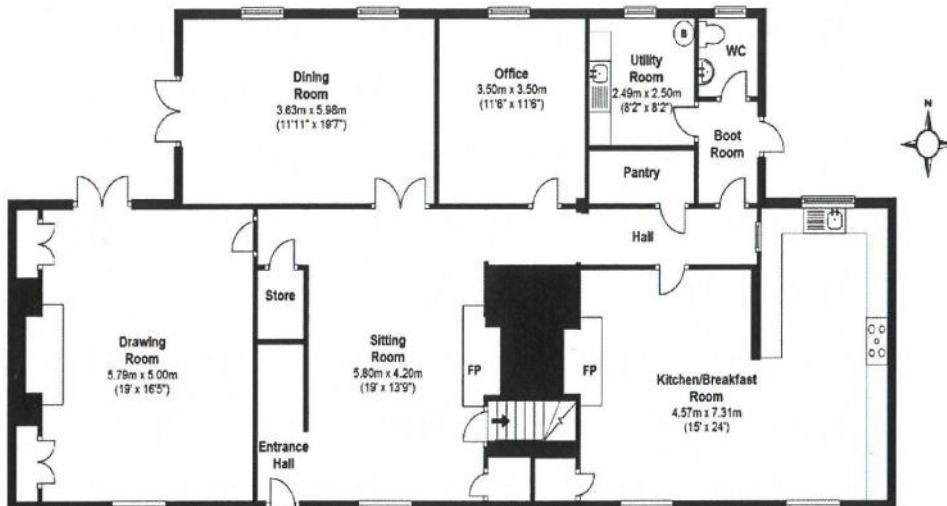
The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received by a landlord or agent (unless otherwise agreed in writing).

Once you apply for a tenancy and pay a Holding Deposit you will be referenced. This process will include (but not be limited to) a check on your credit history, employment/income sources and current landlord. You will be sent a link by a reference provider. Please follow the link and provide the requested information.



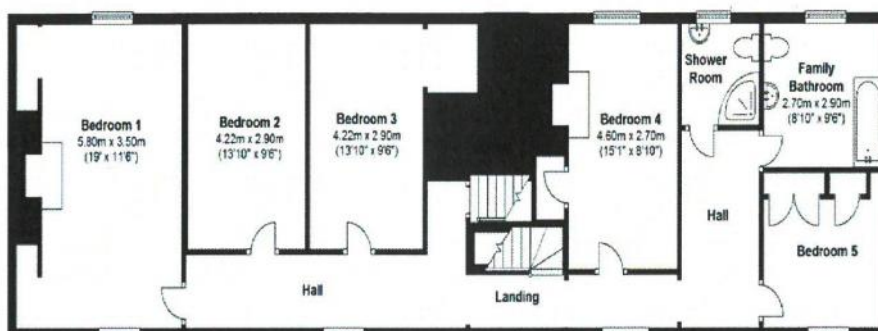
Ground Floor

Approx. 171.1 sq. metres (1841.2 sq. feet)



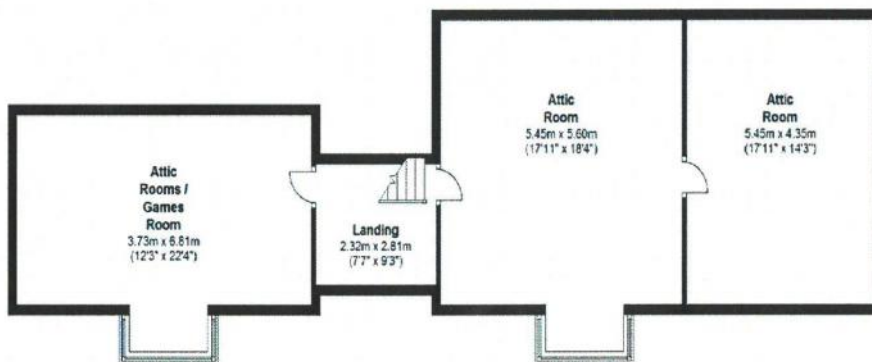
First Floor

Approx. 111.7 sq. metres (1202.5 sq. feet)



Second Floor

Approx. 87.2 sq. metres (938.4 sq. feet)



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Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending applicants and do not constitute part of an offer or contract. Prospective applicants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Landlord. 4. No responsibility can be accepted for any expenses incurred by intending applicants in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities. While we endeavour to make our letting particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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