



New Street | Fressingfield | IP21 5PN

£1,550 PCM Per Month



Tawny Owl Barn is a beautifully converted barn offering spacious and characterful accommodation in the sought-after village of Fressingfield.

Directions: [what3words:///gangs.pushy.utensil](#)

The Property: Tawny Owl Barn is a beautifully converted barn offering spacious and characterful accommodation in the sought-after village of Fressingfield. This charming property features three generous bedrooms and three bathrooms, making it ideal for families or professionals seeking a rural retreat with ample living space.

The heart of the home is an impressive open-plan kitchen and living area, enhanced by striking timber frame features that adds both character and versatility. Large windows fill the space with natural light, complementing the barn's original architectural elements.

Additional highlights include a separate studio space, perfect for home working or creative use, and a double garage providing secure parking and extra storage.

Located in a peaceful countryside setting, the property is just a short drive from local amenities in Fressingfield and is approximately 12 miles from Diss, which offers direct rail links to London and Norwich.

This unique home blends rustic charm with modern convenience and is a rare opportunity in a picturesque Suffolk location.

Services: Oil fired central heating. The property is connected to the mains electricity, water and drainage, Klargestor sewage treatment plant.

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 outgoing and Council Tax will be £1,550 per calendar month payable monthly in advance by standing order.

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.

Council Tax Band: E (Mid Suffolk District Council)

Viewing: Strictly by appointment with the Agents.

Condition: Unless stated in writing by the landlord/letting agent applicants should assume the property will be let in the condition it is in at the time it was viewed.

Applications: Applicants, once accepted in principle by the Landlord must pay a Holding Deposit of 1 week's rent £357 and complete an online 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 affects 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. Once the reference report is complete this will be provided to the Landlord, and when we have their approval we will contact you to confirm a start date.



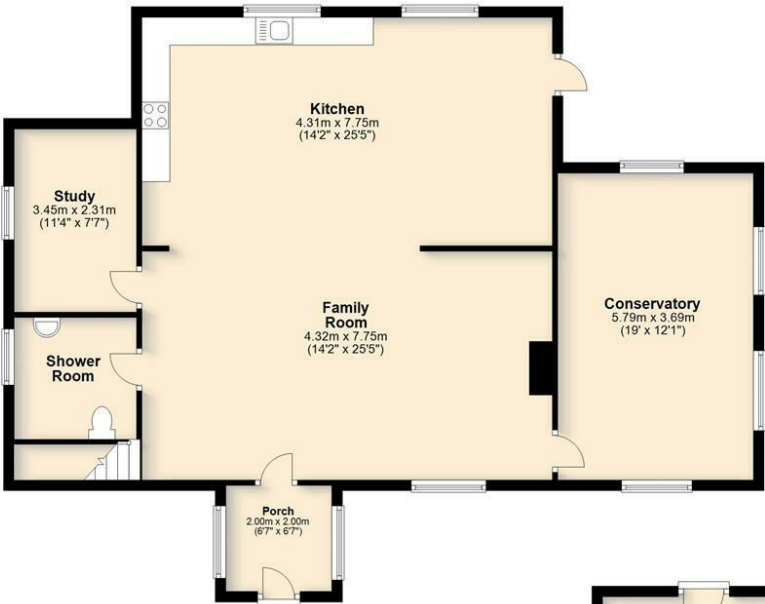




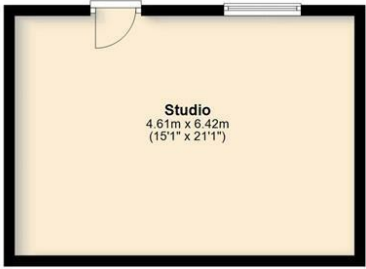
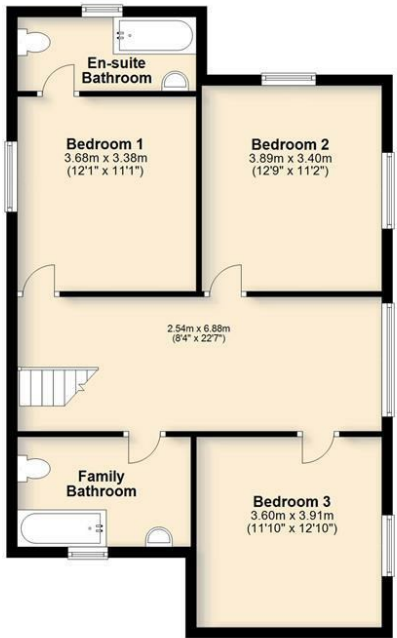
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor
Approx. 139.4 sq. metres (1300.9 sq. feet)



First Floor
Approx. 71.1 sq. metres (764.9 sq. feet)



Total area: approx. 210.4 sq. metres (2264.9 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