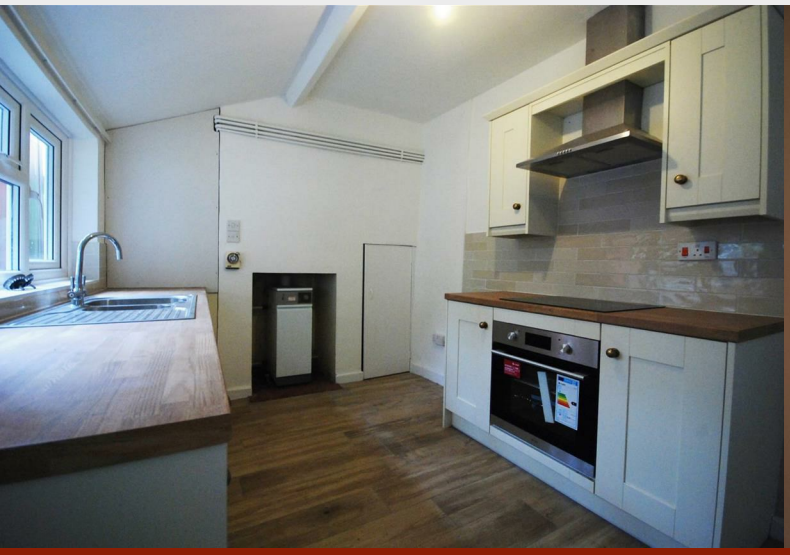
Residential Lettings

twgaze

Low Road | Norwich | NR9 4AP

£1,100 PCM



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Diss, Norfolk
IP22 4WJ
01379 650 476
let@twgaze.co.uk

33 Market Street,
Wymondham, Norfolk
NR18 0AJ
01953 423 188

twgaze.co.uk

Semi detached character cottage located in a picturesque rural setting, yet only 4 miles from Wymondham.

Directions: what3words//////workbook.waiters.lame

Property: Nestled in the charming village of Carleton Forehoe, this delightful 2 bedroom semi-detached period cottage offers a perfect blend of character and modern living. You will find a well-proportioned reception room that exudes warmth and character, making it an inviting space for both relaxation and entertaining, Fitted kitchen and bathroom, Period features still remain and evident in the pantile flooring and an open fireplace.

Outside: Driveway parking for several vehicles to the front of the property. Large area laid to lawn and also a rear yard area.

Services: Mains water and electricity are connected. Private shared drainage. Oil fired central heating.

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 £1,100 per calendar month inclusive payable monthly in advance by standing order. All further outgoings will be the responsibility of the Tenant.

Tenancy Deposit: A deposit of one and a half month's 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.

Council Tax: Band C (South Norfolk District Council).

Viewing: Strictly by appointment with the Agents.

Condition: Unless stated in writing by the landlord/letting agents 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 £253 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 decided 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.

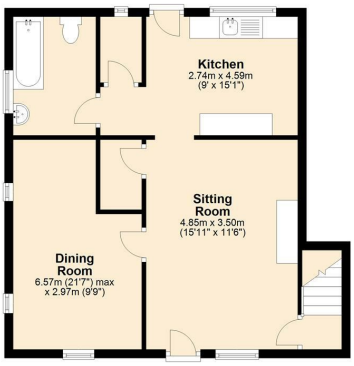
2) You provide false or misleading information which reasonably affects the Landlord's decision to rent to you.

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).

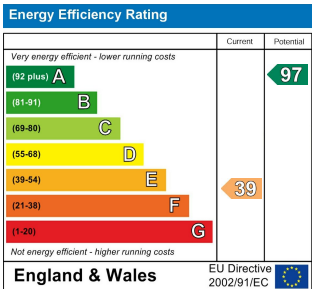
Once you apply for a tenancy and pay a Holding Deposit you will be referenced. This process will include (but not be limited to) a check on your credit history, employment/income sources and current landlord. You will be sent a link by a reference provider. Please follow the link and provide the requested information. Once the reference report is complete this will be provided to the Landlord, and wen we have their approval we will contact you to confirm a start date.



Ground Floor
Approx. 55.1 sq. metres (593.0 sq. feet)

First Floor
Approx. 34.1 sq. metres (366.7 sq. feet)

Total area: approx. 89.2 sq. metres (959.7 sq. feet)



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.