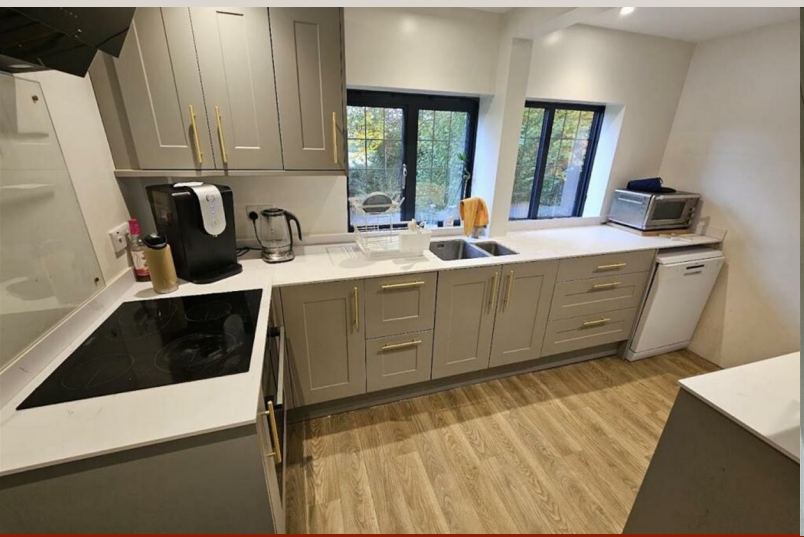
Residential Lettings

twgaze



The Street | Redgrave | IP22 1SD

£1,250 Per Month





10 Market Hill,
Diss, Norfolk
IP22 4WJ
01379 650476
let@twgaze.co.uk

33 Market Street,
Wymondham, Norfolk
NR18 0AJ
01953 423188

A 3/4 bedroom semi-detached cottage with spacious garden and countryside views, situated in rural edge of popular village location.

The Property: The ground floor consist of an entrance lobby with WC and utility room, kitchen with appliances provided, sitting room with wood burning stove and former larder converted to an office, and second reception room which could be used as a bedroom if required. Upstairs there are 2 spacious double bedrooms and a single bedroom with a new Jack and Jill style bathroom including an additional waterfall shower utilising mains pressure water through an energy efficient cylinder between one of the single and double bedroom.

Outside: There is a shed to the rear with a spacious enclosed garden to the rear of the property and ample parking to the front with extensive views across the surrounding farmland. The property is situated near an extensive network of public footpaths and the SSSI of Redgrave Fen with its abundant wildlife ideal for those keen on nature and walking.

Services: Property is connected to mains electricity and mains water. Heating is via night storage heaters and wood burning stove. Newly installed double glazed windows and private drainage.

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 outgoings and Council Tax will be £1,250 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: C (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.

The incoming tenant has the option of negotiating the use or possibly purchase of the existing soft furnishings if required.

EPC: E

Applications: Applicants, once accepted in principle by the Landlord must pay a Holding Deposit of 1 week's rent £288 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.



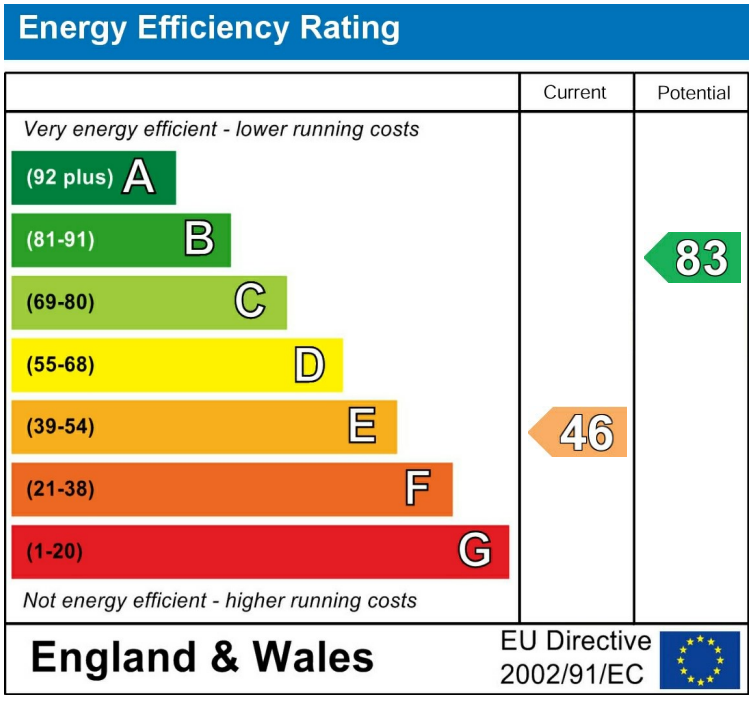














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TW Gaze for themselves and for their Client give notice that:-

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

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