Residential Lettings

twgaze

Hoxne | Eye | IP21 5AU

£1,150 PCM

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

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

twgaze.co.uk

A beautifully presented one/two bedroom Grade II listed cottage with garden, parking and views over the open countryside.

Directions: what3words///openly.muddle.rinse

The Property: The property consists of a spacious kitchen/dining room, utility room, Jack and Jill bathroom, living room and one bedroom on the ground floor. There is a second bedroom/ office area on the first floor.

Outside: A lawned garden surrounds the property with a shed provided. Ample parking and views over the open countryside.

Services: Mains water and electricity are connected to the property. Oil fired central heating serving hot water and radiators. Private treatment plant.

Terms of the Tenancy: The property will be let on an Assured Periodic Tenancy.

Rent: The rent, exclusive of all other outgoings and Council Tax will be £1150 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 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 £265 and complete an online application and undergo a full reference and credit check.

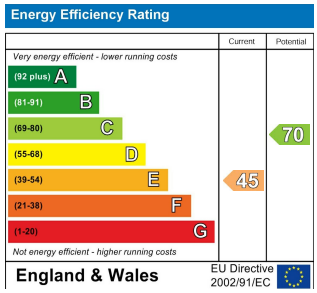
The Holding Deposit is refundable if:
1. The landlord accepts your application for the tenancy, in which case this will be carried forward towards the Tenancy Deposit and registered with TDS.
2. The Landlord decides not to let the property.
3. An agreement to rent the property is not reached before the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

Total area: approx. 75.2 sq. metres (809.5 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.