Residential Lettings

twgaze

Mount Street | Diss | IP22 4QG

£1,350 PCM

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Diss, Norfolk
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A charming period 3 bedroom Grade II Listed home with off-road parking and outbuildings & walled private garden within a short stroll of the market square and all amenities.

The Property:
The Grade II Listed property has over the past few years been updated and now presents as a very desirable residence. Works include a new kitchen, shower room, flooring, bespoke wooden window shutters as wellas a modern extension to the kitchen which takes in views over the rear garden. There is a parking area for several cars within the curtilage which is a huge advantage in Mount Street as few properties have off-road parking in this street. Generally speaking, timber framed properties can have low ceiling heights but the only low ceiling is in the kitchen area at 1.79m. Beneath the kitchen lies a useful cellar (not measured). There are two very pleasant and elegantly furnished sitting rooms, a ground floor cloakroom and on the first floor are three bedrooms and a smart shower room with travertine flooring and generous shower cubicle with waterfall showerhead. This cottage has an abundance of character and original period features as well as a lovely tranquil feel about it - it does not fail to delight.

Outside:
The property benefits from a good-sized rear garden, offering a great space for outdoor relaxation and entertaining. Please note: at some point in the future, the garden may be divided, and tenants would then have use of a designated section only. Further details can be provided upon enquiry.

Services:
Mains water, drainage, gas and electricity are connected to the property. Gas fired central heating.

How to get there:
What3words: ///families.shifting.conducted

Viewing:
Strictly by appointment with TW Gaze.

Council Tax Band: D

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.

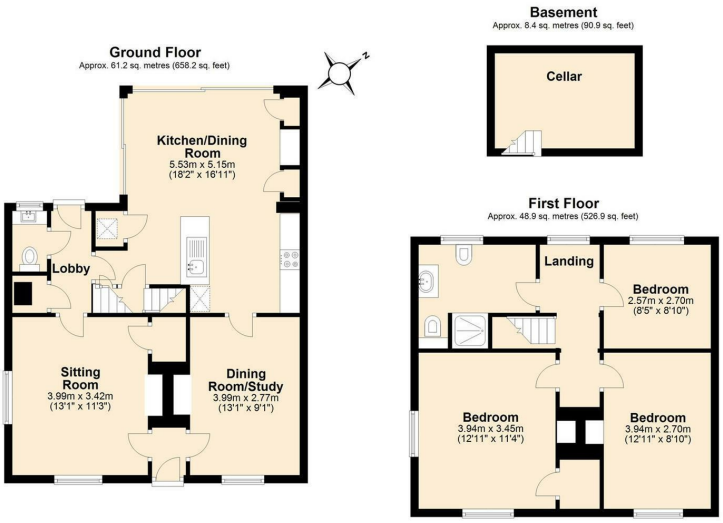
Applications:
Applicants, once accepted in principle by the Landlord must pay a Holding Deposit of 1 week's rent £144 and complete an online application and undergo a full reference and credit check.

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

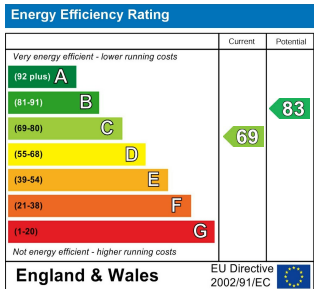
The Holding Deposit will not be returned and will be retained by the letting agent and/or landlord if:
You decide not to proceed with the tenancy.
You provide false or misleading information which reasonably affects the Landlord's decision to rent to you.
You fail a Right to Rent check.
Or fail to take 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. 118.5 sq. metres (1276.0 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.