Residential Lettings

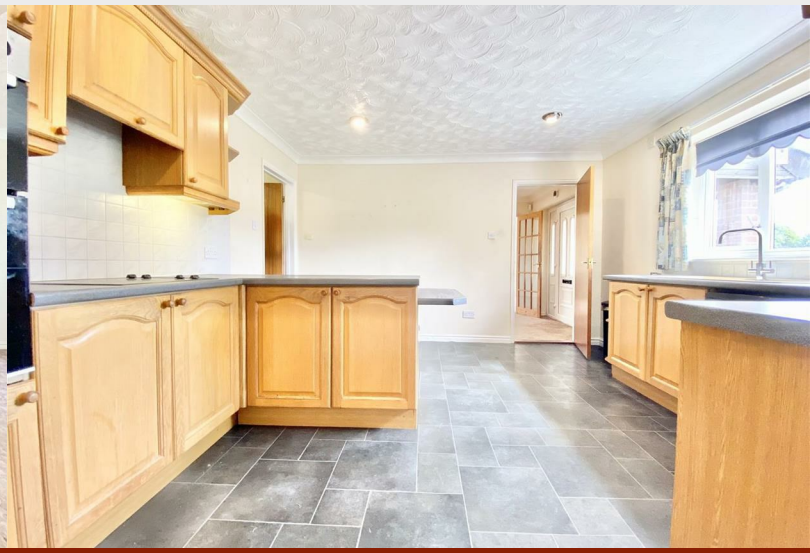
twgaze



Winfarthing Road | Shelfanger, Diss | IP22 2EQ

£1,650 Per Month





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A spacious and highly versatile 4 bedroom detached property offering generous accommodation throughout, ideal for modern family living. The property benefits from multiple reception rooms, a large utility room, recently updated en-suite to the principal bedroom and flexible living arrangements with potential for ancillary

How to get there
What3words: fatigued.lives.unite

Location
This property is situated just to the north of the small village of Shelfanger with its land extending to the rear onto a woodland outlook. There are excellent local primary schools in the nearby villages of Bressingham and Winfarthing. Shelfanger lies 3 miles north of Diss, a busy market town offering a wide range of facilities including schooling to sixth form level, local and national shops, sporting and social clubs, including an 18 hole golf course. The mainline railway in Diss gives access to both Norwich and London Liverpool Street with a journey to London taking around 90 minutes and the cathedral city of Norwich is just over 20 miles to the north where there is an international airport.

The Property
This spacious and versatile 4 bedroom property offers well proportioned accommodation throughout, ideal for modern family living. The ground floor is centred around a welcoming entrance hall which provides access to the principal reception spaces. The generous living room enjoys a feature fireplace, currently fitted with an electric fire, creating an attractive focal point to the room. A home office with access to the garden and there is also a useful downstairs w/c. The kitchen is well configured with a practical layout and is complemented by a particularly useful large utility room which in turn provides access to the rear garden and boiler room. In addition, there is a second reception room currently utilised as a family entertaining space, with further access to the garden. To the first floor, a galleried landing leads to three well sized bedrooms. The principal bedroom is especially generous in size and benefits from a recently installed en-suite shower room. There is also a large family bathroom serving the remaining bedrooms. Bedroom three leads through to a dressing room which could equally serve as a fourth bedroom, nursery or dressing room, depending on requirements.

Outside
The property is approached through attractive metal gates which open onto a substantial shingle driveway, providing ample parking and turning space for multiple vehicles. The driveway extends to the side of the property where there is a detached garage fitted with electric doors. The rear garden is predominantly laid to lawn and enclosed by mature shrub borders, creating an attractive and private outdoor space. A patio terrace spans the rear elevation and can be accessed from multiple points within the property, making it well suited to outdoor dining and entertaining.

Services: Mains water and electric are connected to the property. Heating is via a newly stalled air source heat pump. Private drainage - Klargester.

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 £1,650 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

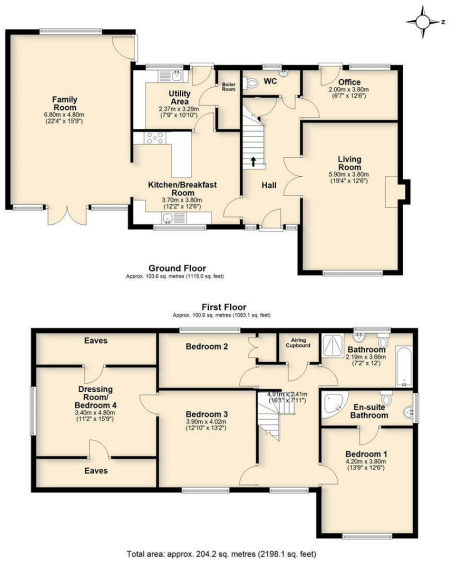
Viewing: Strictly by appointment with TW Gaze.

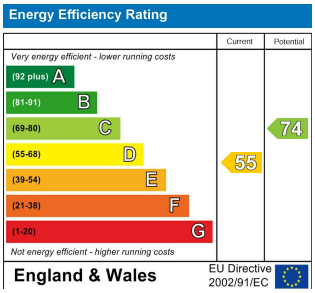
Condition: Unless stated in writing by the landlord/letting agent applications should assume the property will be let in the condition it is in at the time it was viewed.

Applicants, once accepted in principle by the Landlord must pay a Holding Deposit of 1 week's rent £380 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.
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.







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.