

Basham Street | Norfolk | IP22 4YY

£625 PCM



A semi detached 1 bedroom house with garden and parking, walking distance to the town centre.

Directions: From the agents office in Diss continue to the top of Denmark Hill and over the staggered crossroads into Roydon road, continue past TW Gaze Auction Rooms and turn left into Cobbold Street. Take the second turning left into Basham Street where the property will be found on the right hand side indicated by our to let board.

The Property; A refurbished 1 double bedroom semi detached house with garden and parking. Porch into living room with double glazed doors out to the garden, kitchen with electric cooker and fridge freezer, upstairs to double bedroom with wardrobe area and newly fitted bathroom with bath and shower over.

Outside; Garden laid to lawn and shrub borders with small shed.

Services; Mains electricity and water are connected to the property. Electric storage heating.

Terms of the Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial fixed term of six months with the scope to extend after this period.

Rent: The rent, exclusive of all outgoing and Council Tax will be £525 per calendar month, payable monthly in advance by standing order. All further outgoing will be the responsibility of the Tenant.

Deposit: A deposit of one and a half month's rent will be payable to the Agent on signing the tenancy agreement. This

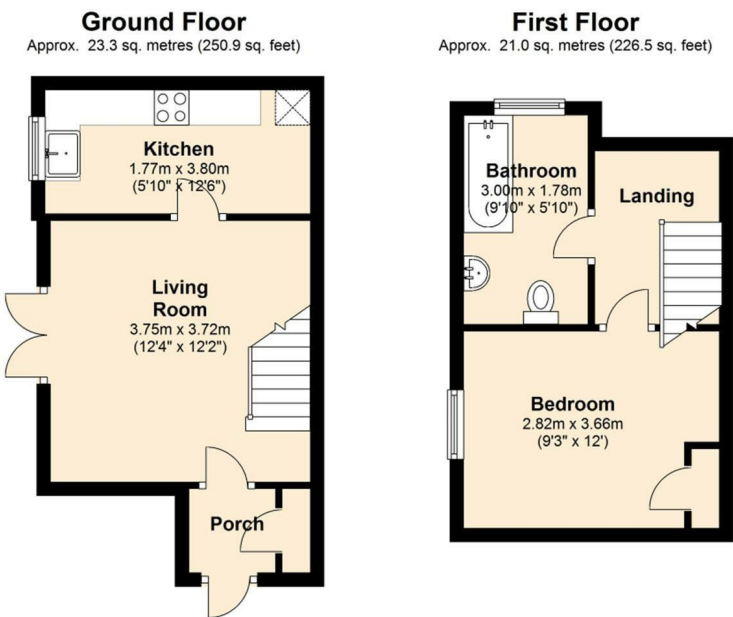
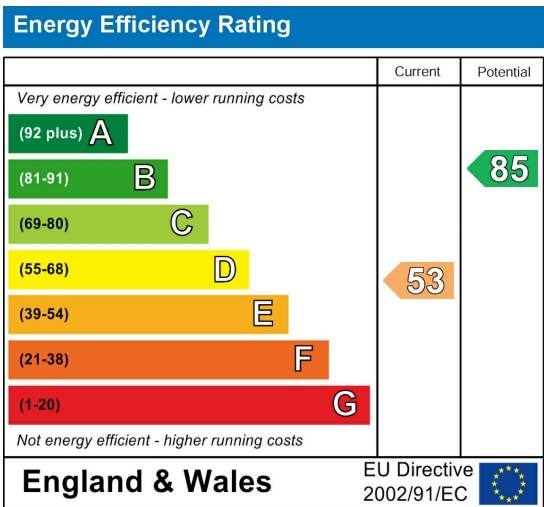
will be held in a government-approved deposit protection scheme by either the Landlord or the Agent.

Schedule of Condition: A full Inventory and Schedule of Condition will be taken before the start of the tenancy and agreed with the Tenant at check-in. The cost of this will be split equally between Landlord and Tenant. (Tenant's share is £90.00 including vat.)

Tenancy Agreement: A draft copy of the tenancy agreement will be available for inspection at the Agent's offices.

Applications: Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is £200.00 inclusive of VAT for the first applicant and additional applicants aged 18 and over will be charged £50 each. Fees will not be refunded if the applicants withdraw before the start of the Tenancy Agreement.

Viewing: Strictly by appointment with the Agent.



Total area: approx. 44.4 sq. metres (477.4 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.