



Located in the heart of Shipdham, this part furnished property boasts spacious living accommodation with open plan kitchen/diner/lounge, double bedroom with built in wardrobes and en-suite shower room.

Available: Immediately

Furnishing: Part Furnished

Council Tax: Band E (please refer to below N.B.)

No smokers

No pets

Damage Deposit: £

Holding Deposit: £

#### Directions

To find this property leave Dereham on the A1075 Watton Road and proceed for about 5 miles into the village of Shipdham. In the centre of the village, the property can be found, set back behind The Green.

#### Situation

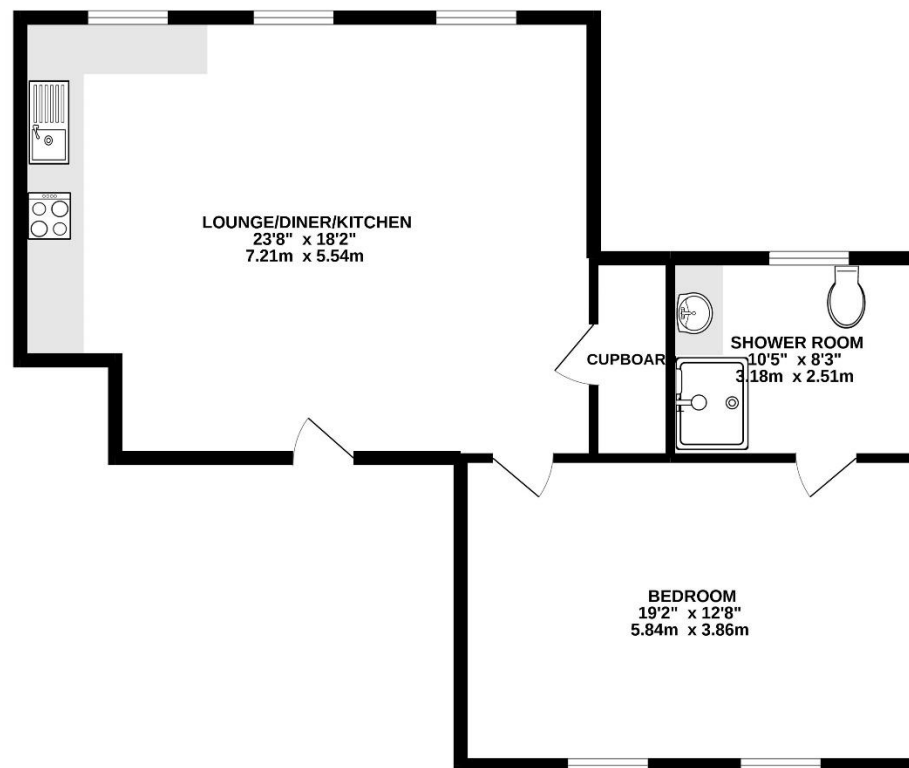
Shipdham is a large well served thriving village with excellent local shops, Doctors surgery, thriving community centre and many other amenities. The market towns of both Dereham and Watton are within easy reach and there are regular bus services.

N.B: This advertisement is relating to accommodation being let within the landlord's home/property. Please refer to the floorplan included within these particulars for the exact accommodation being advertised.

N.B: Please note, the current photos used were taken prior to the current tenancy and therefore are subject to change.

N.B: There will be an additional service charge of £150 per calendar month, to be paid at the same time as the monthly rent. This service charge covers water & drainage, electricity, gas and council tax contributions. (Kindly note the council tax for this property is an E band however the tenant will only be requested to make a contribution towards the cost of the council tax).

EPC Rating: A/108



TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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