



Forge House, Hales, Norwich NR14 6SR

Rent: £1500pcm

Plus Deposit plus Fees (see over for details)

Unfurnished – Not Managed By Durrants

SUMMARY

Large detached four bedroom property in village location. Four Bedrooms, three reception rooms, utility, office/snug and front porch.

DIRECTIONS

The property is located just off the A146, within easy reach of Beccles, Great Yarmouth, Norwich and Lowestoft. Regular bus service to Norwich - Southwold.

AVAILABILITY

The property is available from October 2024.

LENGTH OF AST

An initial 6 month contract, although the property is available long term.

DEPOSIT REQUIRED

A deposit of £1730 will be required.

RESTRICTIONS

The landlord will not allow smoking within the premises and pets will only be considered with the landlords written permission.

PARKING

Garage and off road parking for several cars

HEATING

Oil central Heating

GARDEN

Paved Rear Garden (Low Maintenance)

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

The property is placed within Band 'E' for Council Tax purposes.

ENERGY EFFICIENCY RATING

The property is rated 'E' for energy efficiency.

SERVICES

Mains Water, electricity, and drainage. Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.

VIEWING ARRANGEMENTS

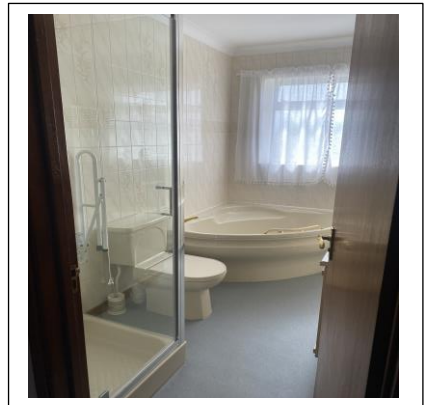
Strictly by prior appointment with the agent's Halesworth Office.

CONTACT US

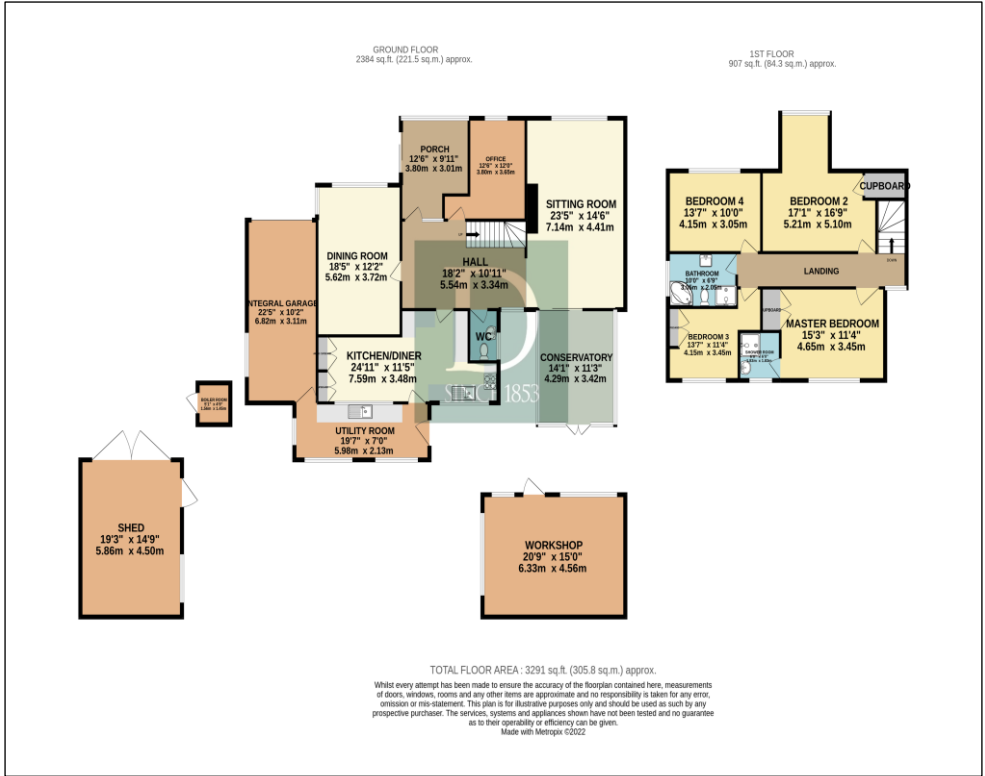
12 Thoroughfare, Halesworth, Suffolk, IP19 8AH
Tel: 01986 872553

Email: Halesworth@durrants.com

WWW.DURRANTS.COM



FLOORPLAN



Every effort has been taken to ensure that all statements contained within these particulars are factual. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

TERMS OF LETTING

1. Term of 6 months certain on the basis of an Assured Shorthold Tenancy. A rent of **£1500** per calendar month will be payable in advance by standing order.
2. Council tax - tenant responsible for charge
3. Services - tenant responsible for charges. Water, electricity, drainage (mains / private), gas where connected.
4. Deposit of **£1730** is required. If held by Durrants it will be held under the Government approved scheme run by The Dispute Service – full details available from Durrants or www.thedisputeservice.co.uk. No interest is paid on this amount.
5. If the deposit is held by the landlord Durrants will provide the name of the Government approved scheme the landlord is registered with.
6. The landlord will not consider applicants who are smokers but may consider pets at their discretion.
7. Where pets are considered – this is with the landlords permission and the tenant paying for professional floor/carpet cleaning just prior to handing the property back.
8. Where Durrants manage a property they will make quarterly inspections.
9. Durrants will prepare the Assured Shorthold Tenancy

Permitted fees which may be applicable:

Holding Deposit – One weeks rent, this is to reserve a property, if the tenant withdraws or fails a right to rent check the holding deposit will be forfeited

Security Deposit – Five weeks rent (rent up to £50,000 per year)
Six Weeks rent (rent over £50,000 per year)

Unpaid rent – Interest at 0.75% above Bank of England Base Rate this will not be levied until the rent is more than 14 days in arrears

Lost Keys – tenant will be liable to actual cost of replacing keys/lock or security device and cost of locksmith

Variation of contract - (tenant request) - £50 (incl vat) per agreed variation

Change of Sharer – (Tenant request) - £50 (incl vat) To cover costs

Early Termination – Should the tenant wish to leave early they will be liable to the Landlords cost of re-letting as well as rent due under the tenancy until the start date of a replacement.