



## Barley Acre, Coles Common, Pulham Market, DISS, Norfolk, IP21 4XT

**Rent: £975 pcm** — including a window cleaner every 2 months

Plus Deposit (see over for details)

Unfurnished – Managed By Durrants

LETTINGS  
[www.durrants.com](http://www.durrants.com)

01379 851034

## LOCATION

Three bedroom semi detached modern property in a semi rural location.

## DIRECTIONS



## AVAILABILITY

The property is available with immediate effect subject to successful referencing.

## LENGTH OF AST

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

## DEPOSIT REQUIRED

A deposit of £1,125 will be required.

## RESTRICTIONS

We regret that the landlords will not consider applicants who have children, are smokers or those who own pets.

## PARKING

Off road parking for several vehicles.

## HEATING

Electric heating.

## GARDEN

Gardens to front, side and rear.

## LOCAL AUTHORITY

South Norfolk District Council.

## COUNCIL TAX BAND

The property is placed within Band B for Council Tax purposes.

## ENERGY EFFICIENCY RATING

E.

## SERVICES

Mains water and electricity are connected. Shared private treatment plant; **the cost of which is shared with the neighbouring property.** Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.

**N.B. A large unfenced pond is located close to Barley Acre making the property unsuitable for children.**

## VIEWING ARRANGEMENTS

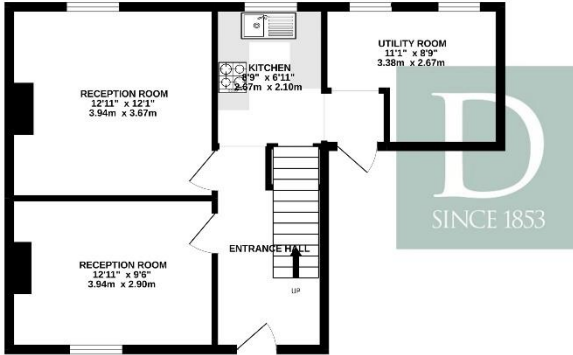
Strictly by prior appointment with the Agents.  
Tel: 01379 851034

## CONTACT US

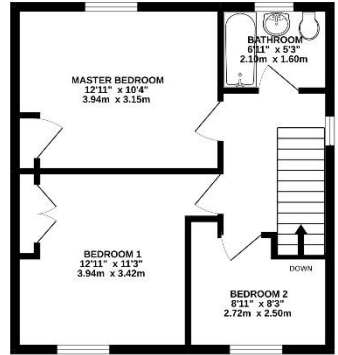
Durrants, 2b Market Hill, DISS, Norfolk, IP22 4JZ

[WWW.DURRANTS.COM](http://WWW.DURRANTS.COM)

GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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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 £975 per calendar month will be payable in advance by standing order.
2. Council tax - tenant responsible for charge.
3. Services - tenant responsible for utilities.
4. Deposit of £1,125 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](http://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.
7. Where Durrants manage a property they will make quarterly inspections.

The processing time from a tenant deciding to take a property to them having possession normally takes an average of three weeks.

If you would like a guide of the income level needed for the amount of rent required, contact us prior to referencing.

8. **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 (inc. 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.

**PLEASE NOTE BY SIGNING A TENANCY AGREEMENT YOU ARE ENTERING INTO A LEGALLY BINDING CONTRACT.**