



Crabtree House, Halesworth, Suffolk, IP19 8LQ

Rent: £775pcm

Plus Deposit and Permitted Fee if Applicable

Unfurnished – Managed By Durrants

LETTINGS
www.durrants.com

01986 872553

SUMMARY

Two bedroom ground floor flat which is situated a short walk from the town Centre and comprises, lounge, kitchen, bathroom, and basement which could be used as an additional bedroom or reception room.

AVAILABILITY

The property is available now.

LENGTH OF AST

An initial 12 month contract, although the property is available long term.

DEPOSIT REQUIRED

A deposit of £890 will be required.

RESTRICTIONS

Pets will not be considered.

PARKING

None.

HEATING

Gas central heating.

LOCAL AUTHORITY

East Suffolk Council, 4 Canning Road,
Lowestoft, NR33 0EQ.
TEL 01502 562111

COUNCIL TAX BAND

We are awaiting the council tax band.

ENERGY EFFICIENCY RATING

The property is TBC for energy efficiency.

SERVICES

Mains Water, electricity, gas 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.

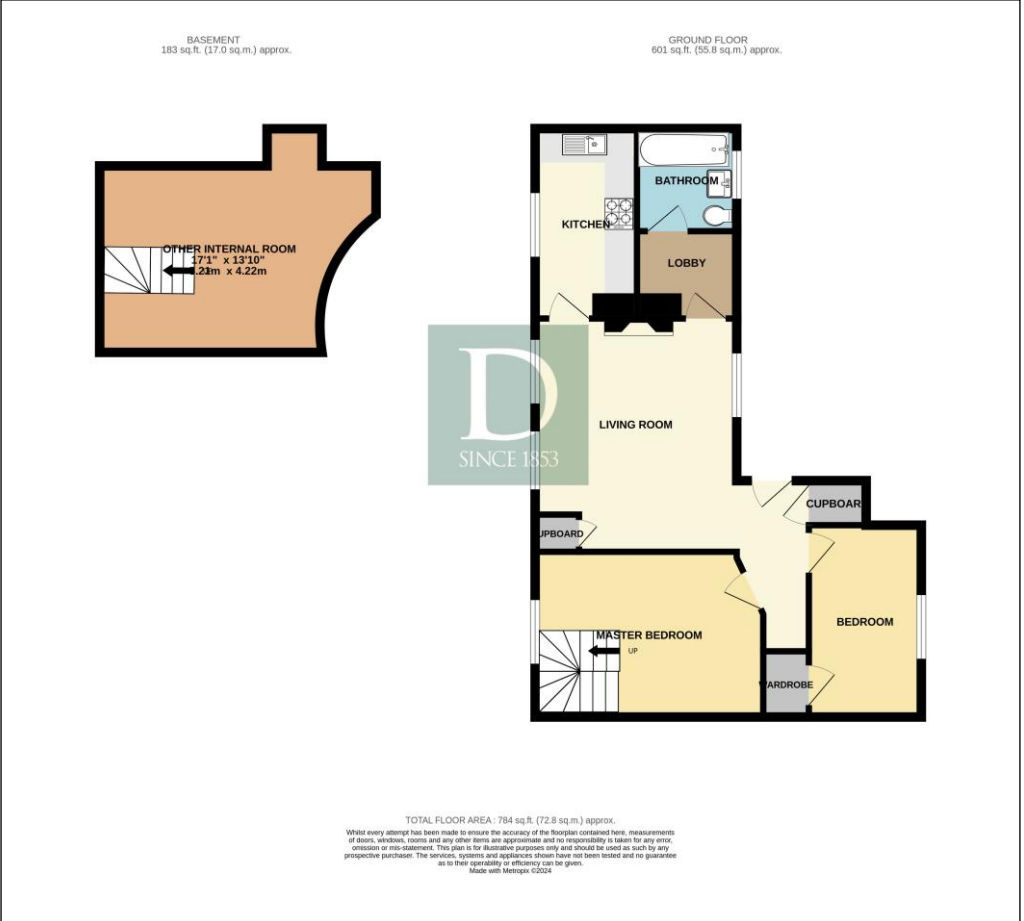
CONTACT US

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 12 months certain on the basis of an Assured Shorthold Tenancy. A rent of **£775** 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 **£890** 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.
7. Pets will not be considered.
8. Where Durrants manage a property they will make mid-term inspections.
9. **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.

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.

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