



Chediston Street, Halesworth

Rent: £995pcm

Plus Deposit plus Fees (see over for details)

Unfurnished – Not Managed By Durrants

SUMMARY

Delightful two bedroom property located within walking distance of Halesworth Town Centre finished to a high standard.

AVAILABILITY

The property is available now.

LENGTH OF AST

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

DEPOSIT REQUIRED

A deposit of £1140 will be required.

RESTRICTIONS

No Smoking.

PARKING

None.

HEATING

Gas central heating.

GARDEN

Rear Garden.

LOCAL AUTHORITY

Waveney District Council, 4 Canning Road, Lowestoft, NR33 0EQ.

TEL 01502 562111

COUNCIL TAX BAND

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

ENERGY EFFICIENCY RATING

The property is rated E 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 **£995** 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 **£1140** 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 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.

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.

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