



1 Market Street Mews

Market Street, Beccles NR34 9BS

Rent: £700 pcm

Plus Deposit(see over for details)

Unfurnished – Managed By Durrants

LOCATION

Beccles is a busy market town with a wide variety of shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

DIRECTIONS

From Durrants Office in New Market bear left into Market Street & the double black entrance gates to the flats can be found on the left hand side.

AVAILABILITY

The property is available immediately.

DEPOSIT REQUIRED

A deposit of £807 will be required.

RESTRICTIONS

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

PARKING

There is one under cover parking space

HEATING

Electric storage heating.

GARDEN

Communal brick weave patio area by

the front entrance door.

LOCAL AUTHORITY

Waveney District Council
Tel: 01502 562111

COUNCIL TAX BAND - A

EPC RATING - D

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

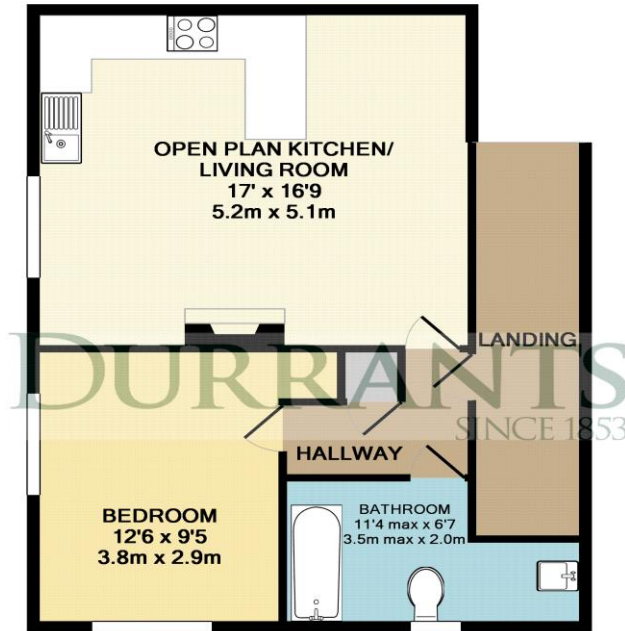
Strictly by prior appointment with the agent's Beccles Office.

CONTACT US

10 New Market, Beccles, Suffolk, NR34 9HA
Tel: 01502 712122
Email: beccles@durrants.com



Floorplans



TOTAL APPROX. FLOOR AREA 559 SQ.FT. (51.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 £700 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 £807 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. No pets allowed.
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.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within four weeks.

Security Deposit – This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid rent – Interest at 0.75% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent.

Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Keys – Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant.

Variation of contract - (Tenant request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer – (Tenants request) £50 (inc. VAT) per replacement tenant. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination – (Tenants request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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.