



**8 Chediston Street, Halesworth,  
Suffolk, IP19 8BE  
Rent: £750pcm**

Plus Deposit plus Fees (see over for details)

Unfurnished –NOT Managed By Durrants

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

**01986 872553**

## SUMMARY

A town centre bungalow with a surprisingly large garden. The property has two bedrooms, bathroom/WC, lounge and kitchen. There is gas central heating, double glazed windows. This must be viewed.

## DIRECTIONS

From Halesworth Market Place take Chediston Street and the property will be found on the left hand side.

## AVAILABILITY

The property is available now.

## LENGTH OF AST

An initial 12 month contract, although the property could be available for a longer term.

## DEPOSIT REQUIRED

A deposit of £865 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

None.

## HEATING

Gas central heating.

## GARDEN

There are gardens front & rear .

## LOCAL AUTHORITY

Waveney District Council, St Margarets House, Gordon Road, Lowestoft, NR32 1JQ Tel 01502 562111

## COUNCIL TAX BAND

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

## ENERGY EFFICIENCY RATING

The property is rated D 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

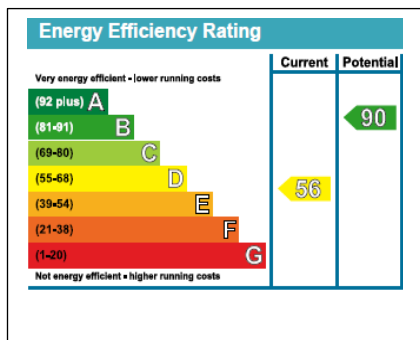
Strictly by prior appointment with the agent's Halesworth Office.

## CONTACT US

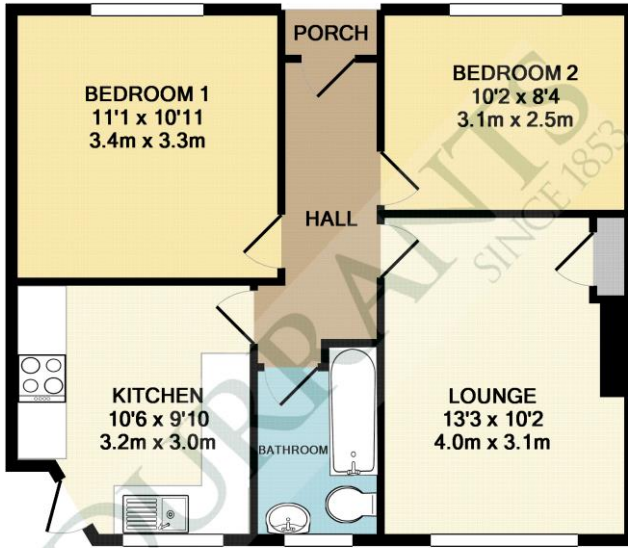
12 Thoroughfare, Halesworth, Suffolk, IP19 8AH  
Tel: 01986 872553

Email: [Halesworth@durrants.com](mailto:Halesworth@durrants.com)

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



# Floorplan



TOTAL APPROX. FLOOR AREA 529 SQ.FT. (49.2 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 12 months certain on the basis of an Assured Shorthold Tenancy. A rent of **£750** 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 **£865** 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 consider pets at their discretion.
7. Where Durrants manage a property they will make quarterly inspections.
8. 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 Landlord's 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.**