

# DURRANTS

SINCE 1853

RESIDENTIAL  
AGRICULTURAL  
COMMERCIAL  
ON SITE AUCTIONS  
PROPERTY MANAGEMENT  
BUILDING CONSULTANCY  
AUCTION ROOMS  
HOLIDAY COTTAGES



**5 Critten Place, Hotson Road, Southwold**

**Rent: £725pcm**

Plus Deposit (see over for details)

Unfurnished – Not Managed By Durrants

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

**01502 723292**

## LOCATION

Located within the popular seaside town of Southwold. The property is situated within walking distance of the main high street, beach and local bus links. Great location within the bustling and attractive amenities of Southwold.

## DIRECTIONS

From Durrants Office on the High Street continue straight out of High Street past the bus stop and take a right hand turn onto Field Stile Road. Continue onto Field Stile Road and take the third right hand turn onto Cautley Road. At the end of Cautley Road take a left hand turn and the property can be found on the left hand side.

## LENGTH OF AST

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

## DEPOSIT REQUIRED

A deposit of £835.00 will be required.

## RESTRICTIONS

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

## HEATING

Gas Central Heating.

## GARDEN

Patio Garden Shared.

## LOCAL AUTHORITY

Waveney District Council.

## COUNCIL TAX BAND

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

## ENERGY EFFICIENCY RATING

Energy Rating C

## SERVICES

Mains drainage and 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 Diss Office.

## CONTACT US

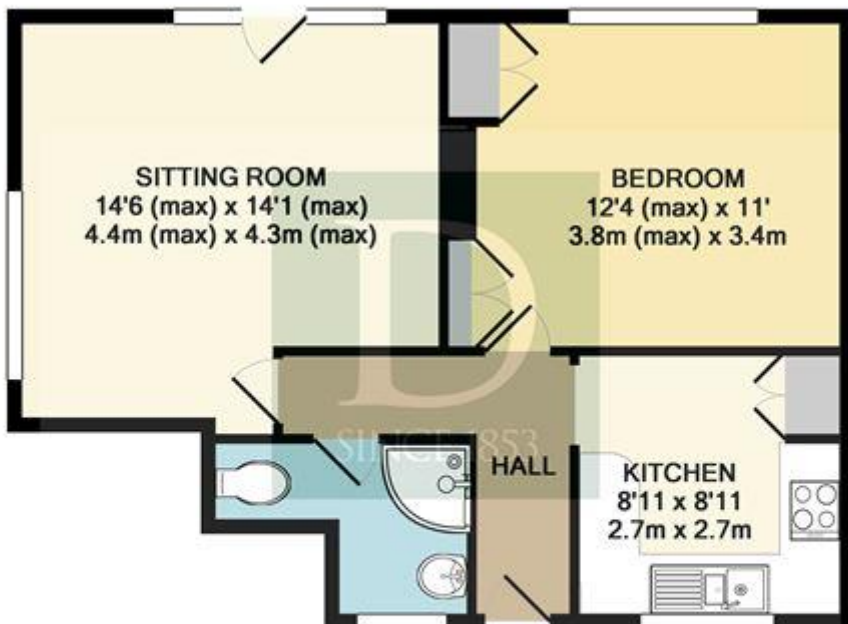
98 High Street, Southwold, Suffolk, IP18 6DP

Tel: 01502 723292

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

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





**TOTAL APPROX. FLOOR AREA 487 SQ.FT. (45.3 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 £725 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 £835 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 but may consider pets at their discretion.
7. Where Durrants manage a property they will make quarterly inspections.

Permitted fees which may be applicable:

1. 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
2. Security Deposit – Five weeks rent (rent up to £50,000 per year)
3. Six Weeks rent (rent over £50,000 per year)
4. 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
5. Lost Keys – tenant will be liable to actual cost of replacing keys/lock or security device and cost of locksmith
6. Variation of contract - (tenant request) - £50 (incl vat) per agreed variation
7. Change of Sharer – (Tenant request) - £50 (incl vat) To cover costs
8. 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.