



## Blakeney Farm House | Thetford | IP24 1LJ

£1,150 PCM Per Month



**A charming 3 bedroom semi-detached period property, situated on a private estate in a rural location whilst also offering convenient access to a range of amenities, including shops, restaurants, schools and recreational facilities.**

Directions: what3words/// soft.spotted.astounded

**The Property:** 2 Blakeney Farmhouse is a charming rural property that offers an open plan kitchen/dining room, utility room, downstairs bathroom and living room with a classic wood burning stove. Upstairs there are 3 spacious bedrooms, two with built in storage. Outside the property are 3 outbuildings, private parking to the front for several cars and an attractive brick walled garden with mature trees which looks out onto open fields.

**Services:** This property has a 50% shared septic tank with the adjoining property. Private water supply, mains electricity with oil fired central heating.

**Terms of the Tenancy:** The property will be let on an Assured Periodic Tenancy.

**Rent:** The rent, exclusive of all other outgoings and Council Tax will be £1150 per calendar month payable monthly in advance by standing order.

**Council Tax Band:** B (Breckland Council)

**Tenancy Deposit:** A Tenancy Deposit of five weeks rent will be payable to the Agent on signing the tenancy agreement. This will be held in a government approved deposit scheme by either the Landlord or the Agent.

**Condition:** Unless stated in writing by the landlord/letting agent, applicants should assume the property will be let in the condition it is in at the time it was viewed.

**Pets:** May be considered at the landlords discretion.

**Viewing:** Strictly by appointment with the Agents.

**Applications:** Applicants, once accepted in principle by the Landlord must pay a Holding Deposit of 1 week's rent (£265) and complete an on-line application and undergo a full reference and credit check.

The Holding Deposit is refundable if:

1. The landlord accepts your application for the tenancy, in which case this will be carried forward towards the Tenancy Deposit and registered with TDS.
2. The Landlord decides not to let the property.
3. An agreement to rent the property is not reached before the 'deadline to reach agreement' and the tenant is not at fault.

The Holding Deposit will not be returned and will be retained by the letting agent and/or landlord if:

1. You decide not to proceed with the tenancy.
2. You provide false or misleading information which reasonably effects the Landlord's decision to rent to you.
3. You fail a Right to Rent check.
4. Or fail to take all reasonable steps to enter into an agreement (i.e. responding to reasonable requests for information required to progress the agreement) when the landlord and/or agent has done so.

The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received by a landlord or agent (unless otherwise agreed in writing). Once you apply for a tenancy and pay a Holding Deposit you will be referenced. This process will include (but not be limited to) a check on your credit history, employment/income sources and current landlord. You will be sent a link by a reference provider. Please follow the link and provide the requested information. Once the reference report is complete this will be provided to the Landlord, and when we have their approval we will contact you to confirm a start date.











Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>57</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
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