



Fairfields | Norwich | NR10 4AS
£895 PCM

twgaze

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A well presented 2 bedroom semi-detached bungalow in a quiet cul-de-sac.

Direction: what3words ///occupiers.passport.difficult

The Property: A spacious 2 bedroom bungalow, comprising of entrance hall, sitting room, kitchen, sunroom and bathroom. The property also has an open fire and fitted wardrobes.

Outside: The Property has a small boarded garden with a single garage and ample off road parking to the front. To the rear is a generous and well maintained lawn with established planted flowers and a shed.

Services: Oil fired central heating. Electricity, drainage and water are connected to the property.

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 £895 per calendar month payable monthly in advance by standing order.

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.





Viewing: Strictly by appointment with the Agents.

Council Tax Band: B (Broadland District Council)

Applications: Applicants, once accepted in principle by the Landlord must pay a Holding Deposit of 1 week's rent (£206) 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:

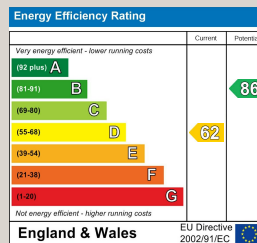
1. You decide not to proceed with the tenancy.
2. You provide false or misleading information which reasonably effects the Landlord's decision to rent to you.
3. You fail a Right to Rent check.
4. Or fail to take all reasonable steps to enter into an agreement (i.e. responding to reasonable requests 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.



Total area: approx. 708.8 sq. feet



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