Residential Lettings

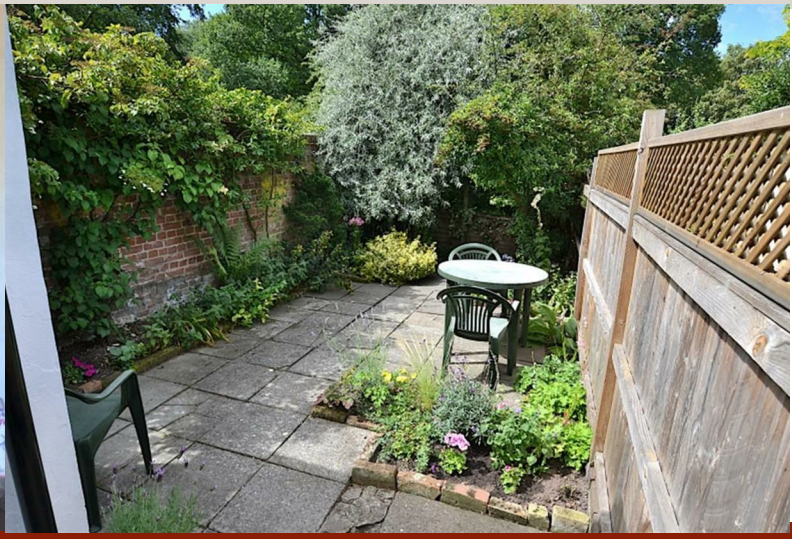
twgaze



Low Street | Eye | IP21 5AS

£800 PCM Per Month





10 Market Hill,
Diss, Norfolk
IP22 4WJ
01379 650476
let@twgaze.co.uk

33 Market Street,
Wymondham, Norfolk
NR18 0AJ
01953 423188

twgaze.co.uk

A charming three bedroom period cottage with private courtyard garden in popular village location.

What3words: ///skipping.devours.rhino

A charming three bedroom period cottage with private courtyard garden in popular village location.

Directions: From Diss head east on the A143 towards Harleston. At lower Billingford turn right and continue into Oakley. At the T Junction turn left and proceed into Hoxne, at the top of the hill, turn right into Low Street and the property can be found on the right hand side opposite the village green.

The Property: A charming Grade 11 listed cottage in the centre of Hoxne village, close to the shop and pub. The property consists of a cosy living room with wood burning stove, kitchen and bathroom on the ground floor, there are two bedrooms located on the first floor and the third bedroom is located on the second floor.

Outside: Enclosed courtyard garden to the rear. On street parking.

Services: Mains water, electricity and drainage are connected. Heating via electric storage heaters.

Terms of the Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial fixed term of a minimum of 6 months.

Rent: The rent, exclusive of all other outgoings and Council Tax will be £800.00 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.

Tenancy Agreement: A draft copy of the tenancy agreement will be available for inspection at the Agent's offices.

Viewing: Strictly by appointment with the Agents.

EPC: Exempt

Council Tax Band: B

Applications: Applicants, once accepted in principle by the Landlord must pay a Holding Deposit of 1 week's rent £184 and complete an online 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 affects 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.

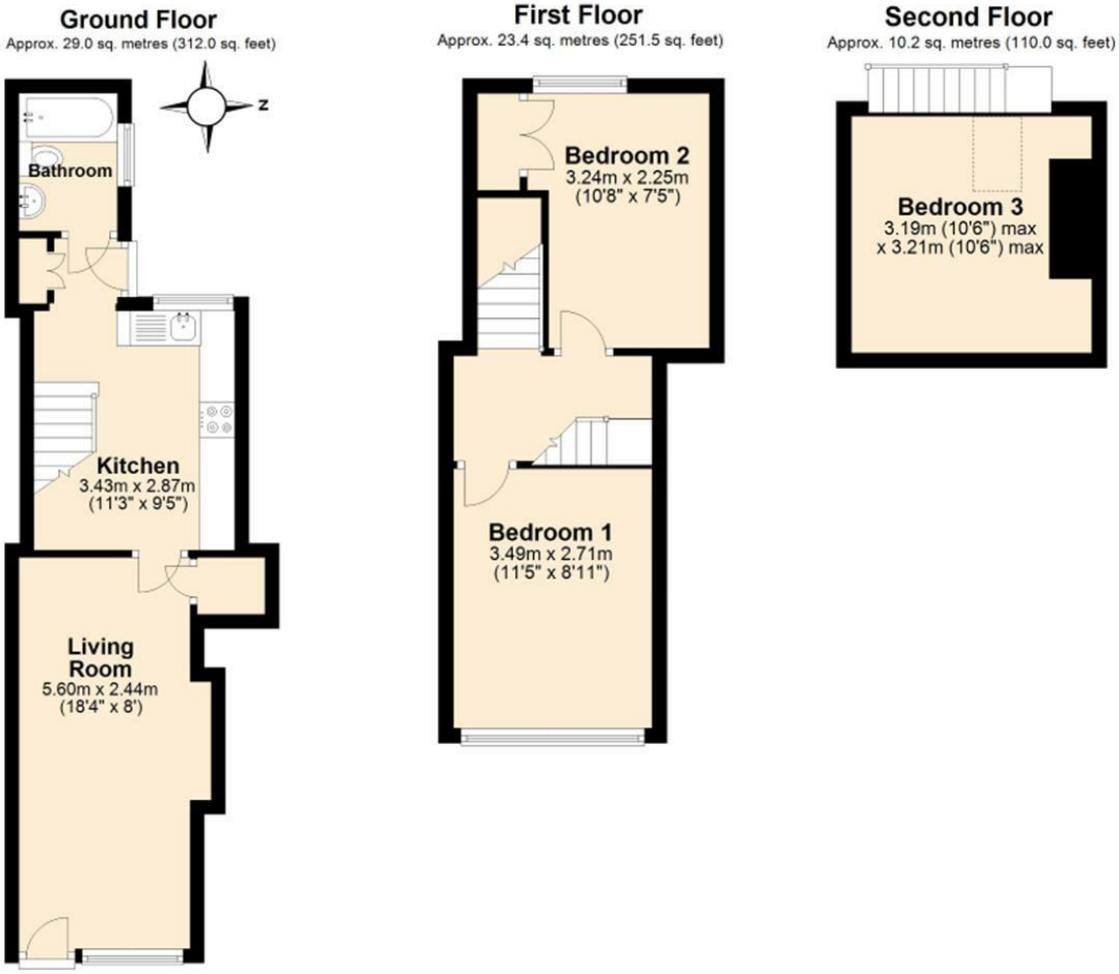
The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received by a landlord or agent (unless otherwise agreed in writing).

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.











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