



**britttons**

**Hawthorn Road, Gayton, King's Lynn**

- TWO BEDROOM BUNGALOW
- CONSERVATORY
- GARAGE & DRIVEWAY
- SHOWER ROOM

**£850 pcm**

Deposit: £980

Council Tax Band: B

Type: Unfurnished

Property Reference: 10291

Landlord Requirement: No smokers





Brittons are proud to offer this well presented two bedroom detached bungalow with garage and driveway in the delightful village of Gayton. The property benefits from electric storage heating and uPVC double glazing. The accommodation comprises entrance porch, hallway, lounge, kitchen, conservatory, two bedrooms and shower room. The front garden is laid to decorative paving and shingle. The rear garden is laid to decorative gravel with mature shrubs and patio area. Available NOW. EPC E.

**FEES TO TENANTS-**

Refundable holding deposit (to reserve a property): Capped at no more than 1 weeks rent.  
Should the landlord or tenant no longer be able to proceed the holding deposit will be refunded within 7 days in accordance with the Tenant Fee Act 2019. The holding deposit may be retained on the basis of failed right to rent checks, misleading information provided or prolonged delays in completing the necessary paperwork in the correct timeframe.

Refundable Tenancy Deposit: Capped at 5 weeks rent where annual rent is less than £50,000 per annum or 6 weeks for rents over £50,000 per annum. More details on other possible tenant default charges are available on request or visit- [www.brittons.net/pages/tenants](http://www.brittons.net/pages/tenants). All details are in line with the Tenant Fee Act 2019.



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