



A charming, well presented Grade II listed semi-detached two bedroom cottage, dating from the 1600's set in the rural hamlet of Broadland Row on the edge of the village of Broad Oak.

This recently refurbished house comprises a triple aspect living room with large inglenook fireplace with wood burner, and oak floor boards. A small kitchen is accessed from the living room with electric oven, under counter fridge, stainless sink and wood worktops. Beyond the kitchen is a small back hall with rear entrance door and access through to the bathroom with white suite including panel bath with shower mixer taps, wash basin with vanity unit below, close coupled WC and washing machine.

A carpeted oak staircase leads from the living room up to first floor landing off which are two double bedrooms both with built in wardrobes / cupboards.

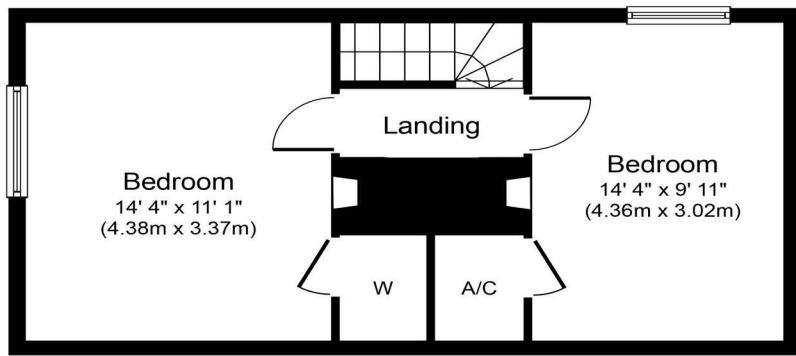
Externally the cottage enjoys a lovely enclosed garden predominantly laid to lawn with various flower beds, with paved rear seating area and garden shed housing a tumble dryer and small chest freezer and a further large garden shed.



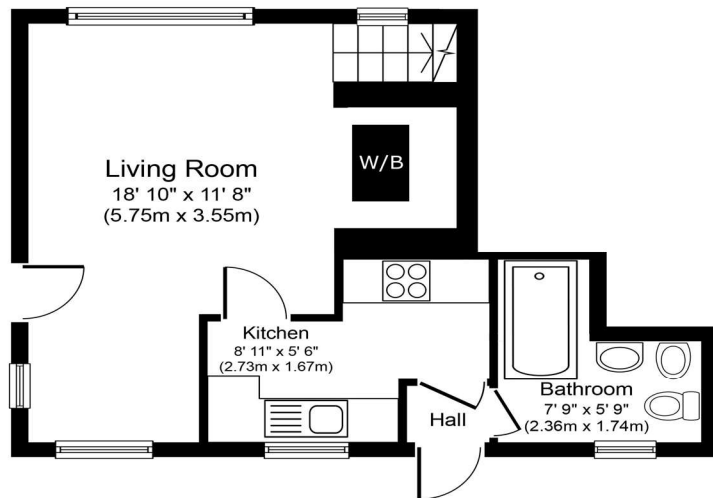
**ANDERSON
HACKING**

The Owls House, TN31 6BX
2 Bedroom Semi Detached Cottage

To Let £1150 PCM



First Floor
Approximate Floor Area
409 sq. ft.
(38.0 sq. m.)



Ground Floor
Approximate Floor Area
431 sq. ft.
(40.0 sq. m.)

The Owls House

Services: Mains Electric, Water, Private Drainage, Electric night storage heating.
Mobile Coverage: 4G Coverage on Vodaphone, O2, EE, Three
Broad Band Speed: Up to 944mbs (Source Compare the Market)
Viewing: Strictly by appointment with - Anderson Hacking Ltd on 01797 224 852
Available to Rent : Subject to Referencing, from 1st December 2023
EPC rating: F (with exemption)
Council Tax: Band D

Fees: As permitted under the Tenant Fee Act 2019 the following fees will be applied:

- 1. The Rent.** - £1150 per calendar month
 - 2. Refundable tenancy deposit** – £1326 (capped at no more than five week's rent where the annual rent is less than £50,000)
 - 3. Refundable holding deposit** – £265 (capped at no more than one week's rent)
 - 4. Payments to change the tenancy** – £50 + VAT = £60 (where requested by the tenant)
 - 5. Payments associated with early termination of the tenancy** – where requested by the tenant. This must not exceed the financial loss that a landlord may suffer, or reasonable costs that have been incurred by the landlord's agent resulting from an agreement for the tenant to leave early.
 - 6. Tenants are responsible for payments** - For all utilities, communication services, TV license and Council Tax at the Property.
 - 7. Default fee** for late payment of rent and replacement of lost key/security devices, where required, under a tenancy agreement – default fees can only apply when this has been written into the tenancy agreement and covers late payment of rent, a lost key or security device. The amount of default fee is limited to 3% over the Bank of England base rate for each date that the payment is outstanding and applies to rent which is more than 14 days overdue.
- Terms:** No Tenancy will commence until referencing of applicants has been completed. In addition, the first month's rent in advance and Security Deposit are due in cleared funds and in full at least five working days prior to tenancy commencing.

Note: Anderson Hacking Ltd is regulated RICS firm who are covered for Client Money Protection (CMP) and have a full redress scheme covered by the Property Redress Scheme.

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
www.virtual360.net

Agents Notes:

Prospective Tenants are advised to conduct their own investigations. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our lettings particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested by Anderson Hacking, nor the heating, plumbing or drainage systems. Measurements given are approximate room sizes only, and are intended as general guidance. Under Money Laundering Regulations, Intending Tenants will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the tenancy.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: December 2023 Photographs Dated: December 2023



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www.andersonhacking.com