



All Saints, South Elmham

Rent: £1500pcm

Plus Deposit and Permitted Fees if Applicable

Unfurnished

SUMMARY

In an idyllic rural location with extensive farmland views this detached house offers spacious accommodation. The property also benefits from enclosed rear garden and large driveway.

AVAILABILITY

Available now.

LENGTH OF AST

An initial 6 month contract.

DEPOSIT REQUIRED

A deposit of £1,700 will be required.

RESTRICTIONS

The landlord will not allow smoking within the premises and pets will only be considered with the landlords written permission.

PARKING

Off road parking.

GARDEN

Enclosed rear garden. Two outbuildings to the right of the driveway.

LOCAL AUTHORITY

East Suffolk Council.

COUNCIL TAX BAND

The property is placed within Band F for Council Tax purposes.

ENERGY EFFICIENCY RATING

The property is TBC for energy efficiency.

SERVICES

Electricity.

Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.

VIEWING ARRANGEMENTS

Strictly by prior appointment with the agent's Halesworth Office.

CONTACT US

12 Thoroughfare, Halesworth, Suffolk,
IP19 8AH

Tel: 01986 872553

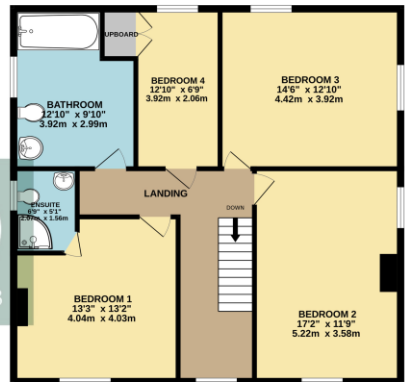
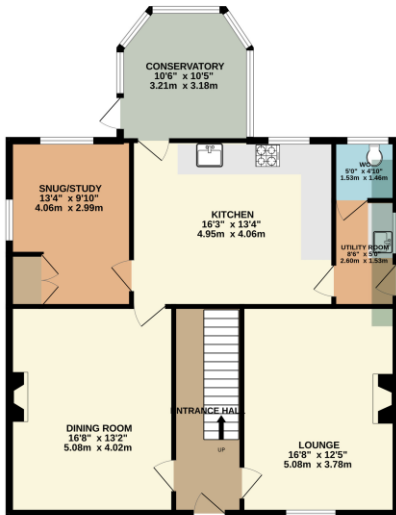
Email: Halesworth@durrants.com

WWW.DURRANTS.COM



GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.

1ST FLOOR
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA: 1949 sq.ft. (181.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Every effort has been taken to ensure that all statements contained within these particulars are factual. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

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TERMS OF LETTING

1. Term of 6 months certain on the basis of an Assured Shorthold Tenancy. A rent of **£1700** per calendar month will be payable in advance by standing order.
2. Council tax - tenant responsible for charge
3. Services - tenant responsible for charges. Water, electricity, drainage (mains / private), gas where connected.
4. Deposit of **£1960** is required. If held by Durrants it will be held under the Government approved scheme run by The Dispute Service – full details available from Durrants or www.thedisputeservice.co.uk. No interest is paid on this amount.
5. If the deposit is held by the landlord Durrants will provide the name of the Government approved scheme the landlord is registered with.
6. The landlord may consider pets at their discretion.
7. Where Durrants manage a property they will make quarterly inspections.
8. Durrants will prepare the Assured Shorthold Tenancy

Permitted fees which may be applicable:

Holding Deposit – One weeks rent, this is to reserve a property, if the tenant withdraws or fails a right to rent check the holding deposit will be forfeited

Security Deposit – Five weeks rent (rent up to £50,000 per year)

Six Weeks rent (rent over £50,000 per year)

Unpaid rent – Interest at 0.75% above Bank of England Base Rate. This will not be levied until the rent is more than 14 days in arrears

Lost Keys – tenant will be liable to actual cost of replacing keys/lock or security device and cost of locksmith

Variation of contract - (tenant request) - £50 (incl vat) per agreed variation

Change of Sharer – (Tenant request) - £50 (incl vat) To cover costs

Early Termination – Should the tenant wish to leave early they will be liable to the Landlord's cost of re-letting as well as rent due under the tenancy until the start date of a replacement.

PLEASE NOTE BY SIGNING A TENANCY AGREEMENT YOU ARE ENTERING INTO A LEGALLY BINDING CONTRACT.