



4 Shop Row, Chediston

Rent: £825pcm

Plus Deposit plus Fees (see over for details)

Unfurnished

SUMMARY

A terraced two bedroom house. The property also comprises, sitting room, kitchen/diner, bathroom. The property has electric storage heating and benefits from an off road parking space.

AVAILABILITY

The property is available now.

LENGTH OF AST

An initial 6 month contract, although the property is available long term.

DEPOSIT REQUIRED

A deposit of £950 will be required.

RESTRICTIONS

We regret that the landlords will not consider applicants who are smokers and pets will only be considered with the landlords written consent.

PARKING

One off road parking space.

HEATING

Electric storage heating.

GARDEN

There is gardens to the rear.

LOCAL AUTHORITY

East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT. TEL 0333 016 2000.

COUNCIL TAX BAND

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

ENERGY EFFICIENCY RATING

The property is rated E for energy efficiency.

SERVICES

Mains Water, electricity and septic tank. 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

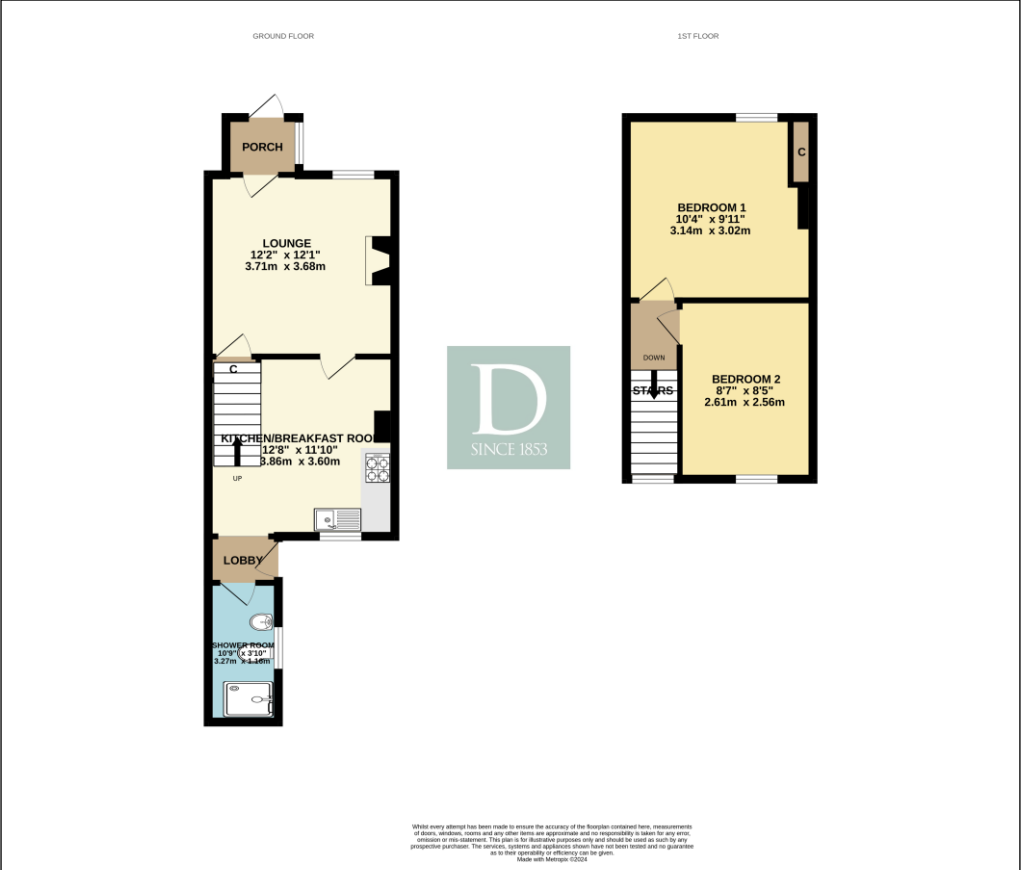
12 Thoroughfare, Halesworth, Suffolk, IP19 8AH
Tel: 01986 872553

Email: Halesworth@durrants.com

WWW.DURRANTS.COM



Floorplan



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.

TERMS OF LETTING

1. Term of 6 months certain on the basis of an Assured Shorthold Tenancy. A rent of **£825** per calendar month will be payable in advance by standing order.
 2. Council tax - tenant responsible for charge
 3. Services - tenant responsible for utilities
 4. Deposit of **£950** 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 will not consider applicants who are smokers.
 7. Pets will be considered with the landlords consent.
 8. Where Durrants manage a property they will make mid-term inspections.
 9. **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 Landlords cost of re-letting as well as rent due under the tenancy until the start date of a replacement.
- The processing time from a tenant deciding to take a property to them having possession normally takes an average of three weeks.
If you would like a guide of the income level needed for the amount of rent required, contact us prior to referencing.

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