



## Station Road, Southwold

**Rent: £650pcm**

Plus Deposit (see over for details)

Unfurnished – Not Managed By Durrants

LETTINGS  
[www.durrants.com](http://www.durrants.com)

01502 723292

## LOCATION

A centrally located apartment, close to all Southwold amenities and services.

## DIRECTIONS

From Durrants Office on the High Street turn right, follow the High Street onto Station Road, property can be found on the left.

## LENGTH OF AST

An initial 12 month contract.

## DEPOSIT REQUIRED

A deposit of £750 will be required.

## RESTRICTIONS

We regret that the landlords will not consider applicants who are smokers or have pets.

## PARKING

There is no parking associated with this property.

## HEATING

Air Source Heat Pump.

## LOCAL AUTHORITY

Suffolk County Council/East Suffolk District Council

## COUNCIL TAX BAND

TBC

## ENERGY EFFICIENCY RATING

TBA

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.

The fully carpeted ground floor entrance hall, serving just this apartment, gives access to a carpeted staircase leading up to the first floor hallway. The open plan living, dining room which is fully carpeted is located at the front of the property and benefits from a lovely corner window flooding the room with light. The fitted kitchen area which benefits from a vinyl floor finish is open plan to the living and dining room and is equipped with storage cupboards, built in oven and hob with extractor over and a sink. There are spaces for a fridge freezer, dishwasher and washing machine. The carpeted double bedroom is also located to the front of the property with two windows providing plenty of natural light. A shower room is provided fitted with WC, basin and corner shower and vinyl floor finish whilst a linen cupboard provides storage.

The property is within easy reach of the many facilities within Southwold and is only a short walk to the beach. Southwold has a wide range of facilities that include good shopping, a golf course, a pier and sailing club. There are good transport links with a railway station at both Halesworth and Darsham.

## ACCOMMODATION

Living and Dining Room: 5.8 x 3.5m (19' x 11'4")

Kitchen Area: 2.7 x 2.1m (8'8" x 6'8")

Double Bedroom: 3.6 x 3.2m (11'7" x 10'4")

Shower Room: 2 x 1.75m (6'5" x 5'6")

## TERMS OF LETTING

1. Term of 12 months certain on the basis of an Assured Shorthold Tenancy. A rent of **£650pcm** 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 **£750** 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](http://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 are not permitted.
8. Where Durrants manage a property, they will make mid-term inspections.
9. The criteria for this property is that it must go to a local family and for the Town Council will be advised of all applicants so that Councillors can confirm that they would meet with Council policy before the property is offered to anyone.

### 10. Permitted fees which may be applicable:

**Holding Deposit** – One weeks rent, this is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within four weeks.

**Security Deposit** – This covers damages or defaults on the part of the tenant during the tenancy.

**Unpaid rent** – Interest at 0.75% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent.

Please Note: This will not be levied until the rent is more than 14 days in arrears.

**Lost Keys** – Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant.

**Variation of contract** - (Tenant request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

**Change of Sharer** – (Tenants request) £50 (inc. VAT) per replacement tenant. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

**Early Termination** – (Tenants request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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.**