



Farthings, Cookley, Halesworth, Suffolk IP19 0LT

Rent: £1300pcm

Plus Deposit and Permitted Fees if Applicable

Unfurnished – Managed By Durrants

LETTINGS
www.durrants.com

01986 872553

SUMMARY

Beautiful Country Property which has been re-decorated throughout and has new fitted carpets. Very large garden with summer house, off road parking. Three double bedrooms.

DIRECTIONS

Proceed from Halesworth into the village of Walpole and at the second t junction turn right, past the school and the property is the last on the right hand side before the bend.

AVAILABILITY

The property is available now.

LENGTH OF AST

An initial 12 month contract, although the property is available long term.

DEPOSIT REQUIRED

A deposit of £1500 will be required.

RESTRICTIONS

Pets not considered.

PARKING

Off road parking.

HEATING

LPG central heating

GARDEN

Garden surrounding property

LOCAL AUTHORITY

Waveney District Council, 4 Canning Road, Lowestoft, NR33 0EQ.
TEL: 01502 562111

COUNCIL TAX BAND

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

ENERGY EFFICIENCY RATING

The property is exempt from an EPC

SERVICES

Mains Water, drainage to a private system & 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

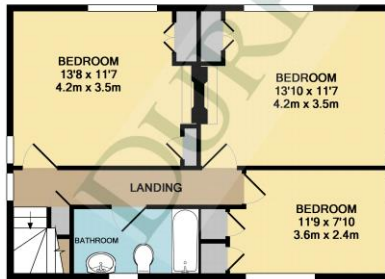
12 Thoroughfare, Halesworth, Suffolk, IP19 8AH
Tel: 01986 872553
Email: Halesworth@durrants.com



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 780 SQ. FT.
(72.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 535 SQ. FT.
(49.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 1315 SQ. FT. (122.2 SQ. M.)

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. 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.

TERMS OF LETTING

1. Term of 12 months certain on the basis of an Assured Shorthold Tenancy. A rent of **£1300** 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 **£1500** 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 not 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.