



brittons

Otter Road, Swaffham

- THREE BEDROOM HOUSE
- EN-SUITE TO MASTER BEDROOM
- GARDEN/GARAGE
- AVAILABLE NOW

£1,150 pcm

Deposit: £1,320

Council Tax Band: C

Type: Unfurnished

Property Reference: 10339

Landlord Requirement: No pets



Brittons are pleased to offer this MODERN WELL PRESENTED THREE BEDROOM TERRACE HOUSE the popular market town of Swaffham. The property offers excellent accommodation which briefly comprise; entrance hall, lounge/diner, modern kitchen (with integrated dishwasher and fridge/freezer) and WC the ground floor, the first floor offers three bedrooms, the master benefiting from a en-suite and family bathroom. Outside offers a good size garden, patio, garden and parking. AVAILABLE NOW. EPC A. VIRTUAL TOUR AVAILABLE.

FEES TO TENANTS-

Refundable holding deposit (to reserve a property): Capped at no more than 1 weeks rent.
Should the landlord or tenant no longer be able to proceed the holding deposit will be refunded within 7 days in accordance with the Tenant Fee Act 2019. The holding deposit may be retained on the basis of failed right to rent checks, misleading information provided or prolonged delays in completing the necessary paperwork in the correct timeframe.

Refundable Tenancy Deposit: Capped at 5 weeks rent where annual rent is less than £50,000 per annum or 6 weeks for rents over £50,000 per annum. More details on other possible tenant default charges are available on request or visit- www.brittons.net/pages/tenants. All details are in line with the Tenant Fee Act 2019.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Brittons employment has the authority to make or give representation or warranty in respect of the property.