



Beacon Farmhouse, Heckingham

Rent: £1525.00 pcm

Plus Deposit (see over for details)

Unfurnished – Not Managed By Durrants

LOCATION

A rural located property with breathtaking county views.

LENGTH OF AST

An initial 6 month contract.

DEPOSIT REQUIRED

A deposit of £1759.00 will be required.

RESTRICTIONS

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

PARKING

Driveway with off road parking for multiple cars.

HEATING

Oil Fired Central Heating.

GARDEN

The property benefits from a large garden.

LOCAL AUTHORITY

South Norfolk County Council.

COUNCIL TAX BAND

The property is in Council Tax Band B

ENERGY EFFICIENCY RATING

Energy Rating E.

SERVICES

No mains drainage for sewage, septic tank. Water and Superfast Fibre Broadband costs paid by the tenant directly to a third-party community scheme.

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 Beccles Office.

CONTACT US

10 New Market, Beccles, NR34 9HA

Tel: 01502 712122

Email: beccles@durrants.com

WWW.DURRANTS.COM



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.



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.

PROPERTY FEATURES –

- 5 BEDROOMS
- 3 BATHROOMS, INCLUDING 1 GROUND FLOOR SHOWER ROOM
- 3 RECEPTION ROOMS
- KITCHEN WITH WALK IN LARDER/UTILITY ROOM
- DRIVEWAY WITH PARKING FOR MULTIPLE CARS
- CELLAR
- MULTIPLE OUTBUILDINGS
- RURAL LOCATION
- SUPER FAST FIBRE BROADBAND

DESCRIPTION –

Charming 5-bedroom, 3-bathroom farmhouse in rural Heckingham, Norfolk. Surrounded by picturesque countryside, featuring spacious living areas, a large garden, and traditional features, perfect for tranquil county living.

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 £1525.00 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. Deposit of £1759.00 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.
4. If the deposit is held by the landlord Durrants will provide the name of the Government approved scheme the landlord is registered with.
5. The landlord will not consider applicants who are smokers.
6. Where Durrants manage a property, they will make quarterly inspections.
 - Durrants will prepare the Assured Shorthold 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.