



Seascape, Reydon

Rent: £1495.00 pcm

Plus Deposit (see over for details)

Available Furnished or Unfurnished – Not Managed By Durrants

LOCATION

A centrally located 3 storey terraced house, close to all Southwold amenities and services.

LENGTH OF AST

An initial 6 month contract.

DEPOSIT REQUIRED

A deposit of **£1725.00** will be required.

RESTRICTIONS

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

PARKING

On road parking

HEATING

Gas Central Heating

LOCAL AUTHORITY

Suffolk County Council/East Suffolk District Council

ENERGY EFFICIENCY RATING

D

SERVICES

Mains drainage and Supplies are connected. 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 Southwold Office.

CONTACT US

98 High Street, Southwold, Suffolk, IP18 6DP

Tel: 01502 723292

Email: southwold@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.

PROPERTY FEATURES – CENTRAL LOCATION

3 STOREY TERRACED HOUSE

GROUND FLOOR BATHROOM

2 RECEPTION ROOMS

ENCLOSED REAR GARDEN

ON ROAD PARKING

4 BEDROOMS

1ST FLOOR SHOWER ROOM

FULL DESCRIPTION –

THIS WONDERFULLY PRESENTED THREE-STOREY TERRACED HOUSE IN REYDON, SOUTHWOLD FEATURES FOUR BEDROOMS, TWO BATHROOMS ONE ON THE GROUND FLOOR AND A CONVENIENT SHOWER ROOM ON THE FIRST FLOOR. AN ENCLOSED REAR GARDEN OFFERS PRIVACY, WHILE ON-ROAD PARKING PROVIDES EASY ACCESS. PERFECT FOR FAMILIES SEEKING COMFORT AND CONVENIENCE IN A LOVELY AREA.

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 £1495.00 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 £1725.00 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.