



**brittons**

**Foxglove Walk, Wiggenhall St. Germans, King's  
Lynn**

- THREE BEDROOMS
- DETACHED BUNGALOW
- EN-SUITE
- CONSERVATORY

**£1,150 pcm**

Deposit: £1,325

Council Tax Band: C

Type: Unfurnished

Property Reference: 10349

Landlord Requirement: No smokers





Brittons are pleased to offer this **THREE BEDROOM DETACHED BUNGALOW** located in the village of Wiggshall St. Germans. The property benefits from uPVC double glazing and oil fired central heating. This accommodation comprises of kitchen/diner, lounge, conservatory, three bedrooms, two bathrooms, including an en-suite shower room. Outside offers front and rear gardens, garage and driveway. Available NOW. Virtual tour available. EPC D.

**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](http://www.brittons.net/pages/tenants). All details are in line with the Tenant Fee Act 2019.



27-28 Tuesday Market Place  
Kings Lynn  
Norfolk  
PE30 1JJ

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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.