DURRANTS
SINCE 1853

RESIDENTIAL
AGRICULTURAL
COMMERCIAL
ON SITE AUCTIONS
PROPERTY MANAGEMENT
BUILDING CONSULTANCY
AUCTION ROOMS
HOLIDAY COTTAGES



Chapel Lane, Wehnhaston

Rent: £1500pcm

Plus Deposit and Permitted Fees if Applicable

Furnished or Unfurnished

LETTINGS
www.durrants.com
01986 872553

SUMMARY
A three-bedroom detached house which is well presented throughout and ready to move straight in to with off road parking and garden.

AVAILABILITY
November 2024.

LENGTH OF AST
An initial 12 month contract.

DEPOSIT REQUIRED
A deposit of £1730 will be required.

RESTRICTIONS
The landlord will not allow smoking within the premises and pets will only be considered with the landlords written permission.

PARKING
Off road parking.

HEATING
Oil fired central heating.

GARDEN
Enclosed rear garden.

LOCAL AUTHORITY
South Norfolk.

COUNCIL TAX BAND
The property is placed within Band E for Council Tax purposes.

ENERGY EFFICIENCY RATING
The property is rated 'E' for energy efficiency.

SERVICES
Electricity and oil.
Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.

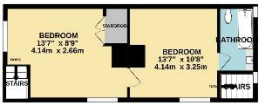
VIEWING ARRANGEMENTS
Strictly by prior appointment with the agent's Halesworth Office.

CONTACT US
12 Thoroughfare, Halesworth, Suffolk, IP19 8AH
Tel: 01986 872553
Email: Halesworth@durrants.com
WWW.DURRANTS.COM









TOTAL FLOOR AREA : 1373 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 £1500 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.
4. Deposit of £1730 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 may consider pets at their discretion.
7. Where Durrants manage a property they will make quarterly inspections.
8. Durrants will prepare the Assured Shorthold Tenancy

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 with 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 Landlord's cost of re-letting as well as rent due under the tenancy until the start date of a replacement.

PLEASE NOTE BY SIGNING A TENANCY AGREEMENT YOU ARE ENTERING INTO A LEGALLY BINDING CONTRACT.