DURRANTS
SINCE 1853

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



The Beeches, Station Road
Pulham St Mary, DISS, Norfolk, IP21 4QS

Rent: £1950 pcm including sewage

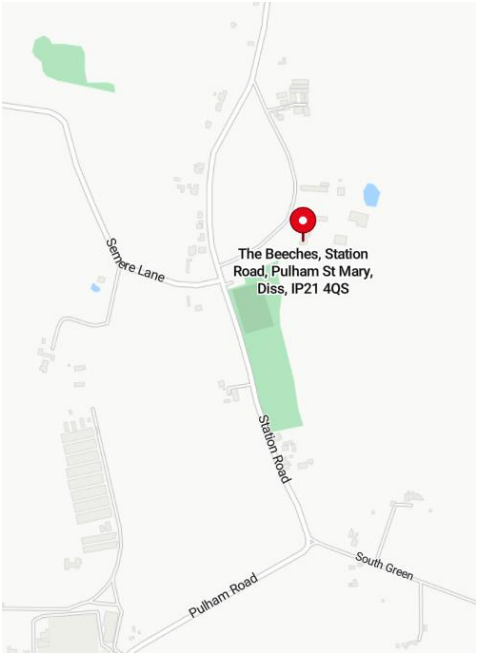
Plus Deposit (see over for details)

Unfurnished – Managed by Landlords

LETTINGS
www.durrants.com
01379 851034

DESCRIPTION
Five bedroom former farmhouse set in a semi rural location on a quiet lane,

DIRECTIONS



AVAILABILITY
The property is available with immediate effect subject to successful referencing.

LENGTH OF AST
An initial 6 (six) month contract, although the property is available long term.

DEPOSIT REQUIRED
A deposit of £2,250 will be required.

RESTRICTIONS
We regret that the landlords will not consider applicants who are smokers but they may at their discretion accept a cat.

PARKING
Garage and off road parking.

HEATING
Oil fired central heating serving hot water and radiators.

GARDEN
Mostly laid to lawn, two outbuidlings.

LOCAL AUTHORITY
South Norfolk Council.

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

ENERGY EFFICIENCY RATING
E

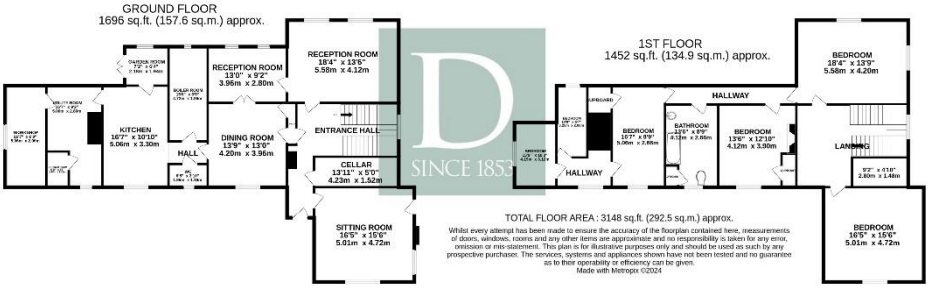
SERVICES
Mains water and electricity, are connected. Drainage is via a septic sank. Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.

VIEWING ARRANGEMENTS
Strictly by prior appointment with the Agents Harleston. Tel: 01379 851034

CONTACT US
Durrants, 32-34 Thoroughfare, Harleston, Norfolk, IP20 9AU

WWW.DURRANTS.COM

AGENTS NOTE
The property is very close to a farm and an unfenced pond.











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 £1,950 per calendar month will be payable in advance by standing order.
2. Council tax - tenant responsible for charge.
3. Services - tenant responsible for utilities.
4. Deposit of £2,250 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. Where Durrants manage a property they will make six monthly inspections.
   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.
7. **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 (inc. 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 Landlords 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.