Residential Lettings

twgaze

Low Road | Norwich | NR16 1HY

£1,850 Per Per Month

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Diss, Norfolk
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01379 650476
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33 Market Street,
Wymondham, Norfolk
NR18 0AJ
01953 423188

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A beautifully presented timber-framed barn that seamlessly blends character features with modern comforts. The property offers versatile accommodation, including two well-proportioned bedrooms on the ground floor, with the principal suite on the first floor, complete with an en-suite bathroom and a walk-in wardrobe. The heart of the home is a spacious open-plan living area, thoughtfully designed to provide a light and airy feel, with direct access to the enclosed terrace—ideal for both relaxing and entertaining.

Directions: what3words///toffee.contemplate.hothouse

The Property: The property benefits from an open-plan kitchen, dining and living space on the ground floor, along with entrance hall, utility and WC to one end of the ground floor and two bedrooms with a family bathroom to the other end. Upstairs on the mezzanine level is the principle suite with ensuite shower room and walk in wardrobe along with a spacious sitting room with gable end window. The property is offered on an unfurnished basis however the wardrobe downstairs between the two bedrooms is to remain in the property.

Outside: Paved and shingled garden wrapping around the property.

Services: Heating and hot water via an Air Source Heat Pump and underfloor heating. Mains water and mains drainage.

Terms of the Tenancy: The property will be let on an Assured Periodic Tenancy.

Rent: The rent, exclusive of all other outgoings and Council Tax will be £1850.00 per calendar month payable monthly in advance by standing order.

Tenancy Deposit: A Tenancy Deposit of five weeks rent will be payable to the Agent on signing the tenancy agreement. This will be held in a government approved deposit scheme by either the Landlord or the Agent.

Tenancy Agreement: A draft copy of the tenancy agreement will be available for inspection at the Agent's offices.

Council Tax Band: D (South Norfolk District Council)

Viewing: Strictly by appointment with the Agents.

Condition: Unless stated in writing by the landlord/letting agent applicants should assume the property will be let in the condition it is in at the time it was viewed.

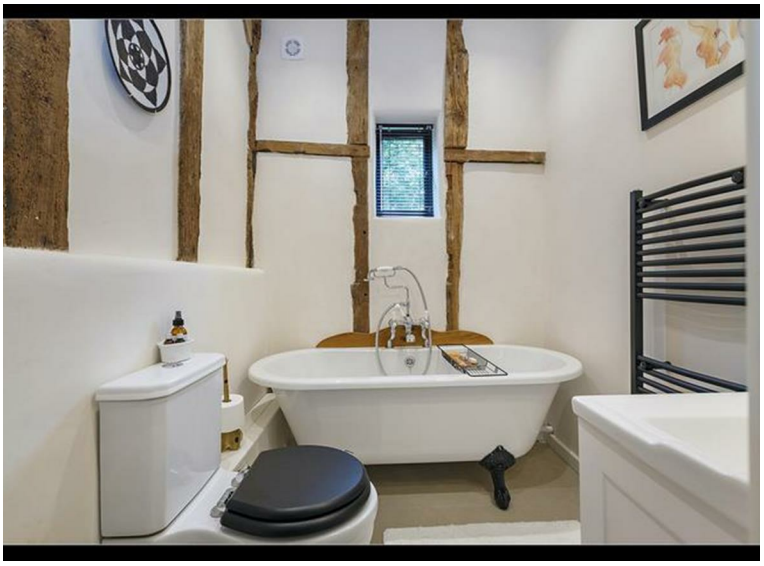
Applications: Applicants, once accepted in principle by the Landlord must pay a Holding Deposit of 1 week's rent £426 and complete an online application and undergo a full reference and credit check.

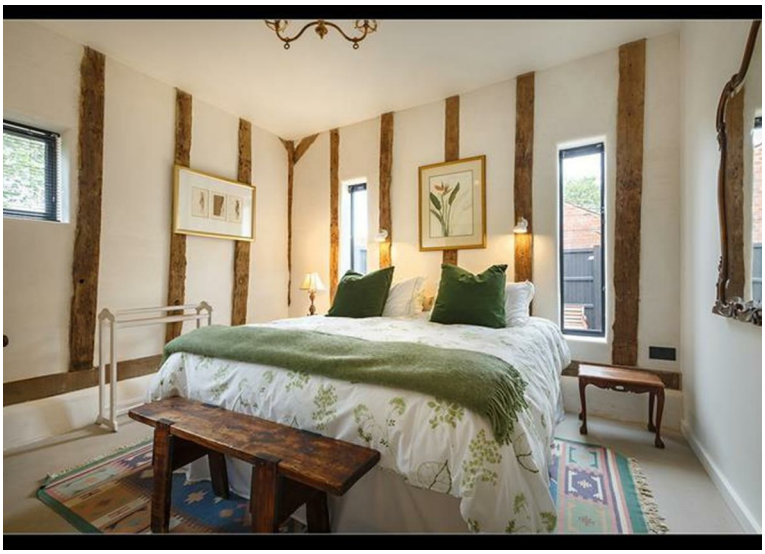
The Holding Deposit is refundable if:
1. The landlord accepts your application for the tenancy, in which case this will be carried forward towards the Tenancy Deposit and registered with TDS.
2. The Landlord decides not to let the property.
3. An agreement to rent the property is not reached before the 'deadline to reach agreement' and the tenant is not at fault.

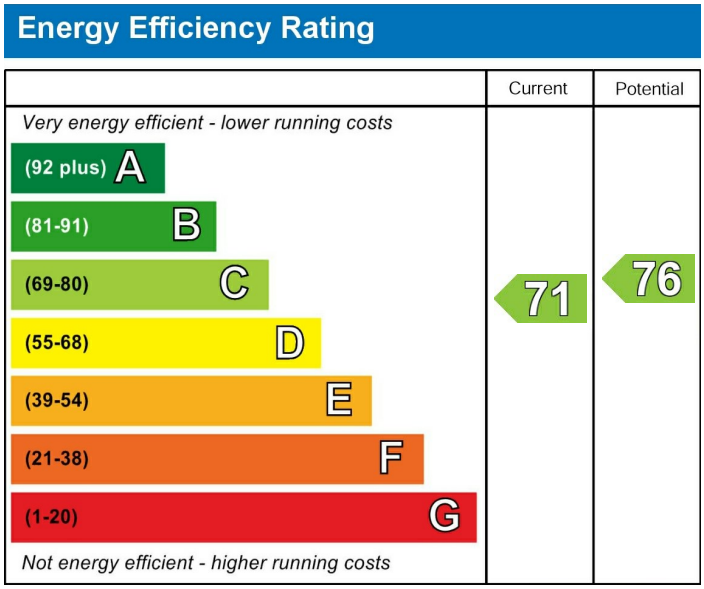
The Holding Deposit will not be returned and will be retained by the letting agent and/or landlord if:
1. You decide not to proceed with the tenancy.
2. You provide false or misleading information which reasonably affects the Landlord's decision to rent to you.
3. You fail a Right to Rent check.
4. Or fail to take all reasonable steps to enter into an agreement (i.e. responding to reasonable requests for information required to progress the agreement) when the landlord and/or agent has done so.

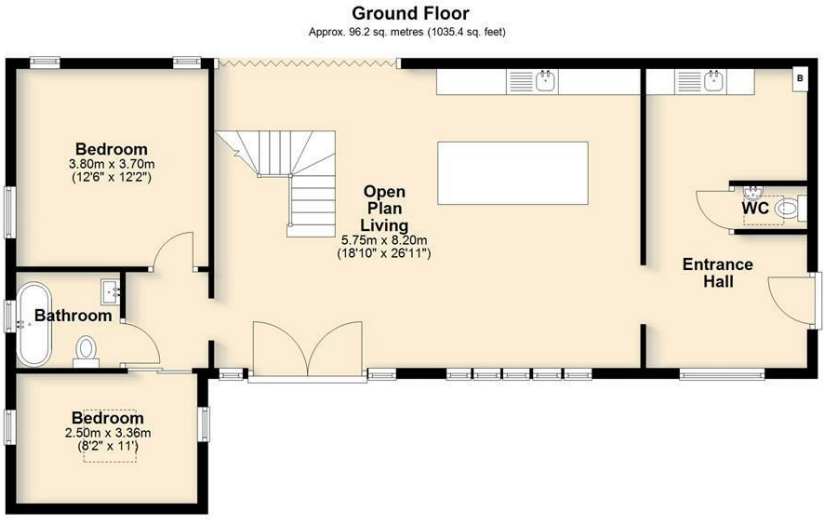
The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received by a landlord or agent (unless otherwise agreed in writing).

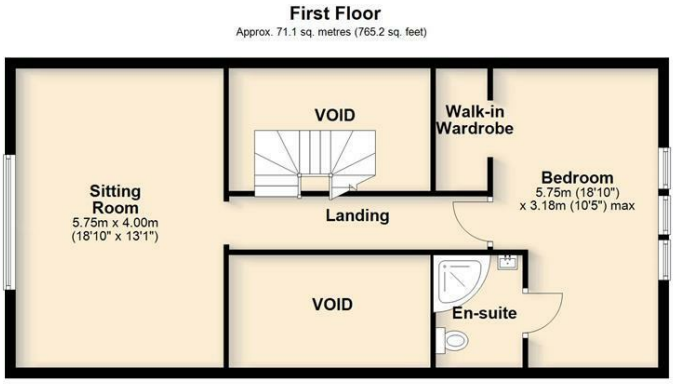
Once you apply for a tenancy and pay a Holding Deposit you will be referenced. This process will include (but not be limited to) a check on your credit history, employment/income sources and current landlord. You will be sent a link by a reference provider. Please follow the link and provide the requested information. Once the reference report is complete this will be provided to the Landlord, and when we have their approval we will contact you to confirm a start date.











Total area: approx. 167.3 sq. metres (1800.6 sq. feet)

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Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending applicants and do not constitute part of an offer or contract. Prospective applicants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Landlord. 4. No responsibility can be accepted for any expenses incurred by intending applicants in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities. While we endeavour to

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