



The Cart Lodge
Dickleburgh Road
Rushall Norfolk.
IP21 4RX

Rent £650.00
Plus Set Up Fees



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A newly converted 2 bedroom barn conversion:
kitchen, sitting room, utility area and wet room.
Garden and parking with rural views.

Directions: From Diss, take the A140 north towards Norwich. On reaching the roundabout, take the third exit signposted to Dickleburgh. Continue into the village and at the church turn right in to Rectory Road. Proceed along this road and in to the village of Rushall. The property can be seen on your left hand side.

The Property: This converted single level 2 bedroom barn has been finished to a high standard. It has a modern fitted kitchen with integrated fridge, electric oven and hob. The utility area contains additional space for a washing machine and dryer. Wet room with heated towel rail. Underfloor heating throughout beneath a beautiful teak reclaimed parquet floor in the living areas. The sitting room is light and spacious and positioned at the southern end of the property.

Outside: Parking is provided to the front of the property with a enclosed garden area.

Services: The property has a new air source heat pump which heats the hot water and underfloor heating throughout. Mains electricity and water are connected to the property with drainage being to a shared Bio disc treatment plant.. A contribution of £10 pcm is payable to the landlord to cover the charges for water and drainage.

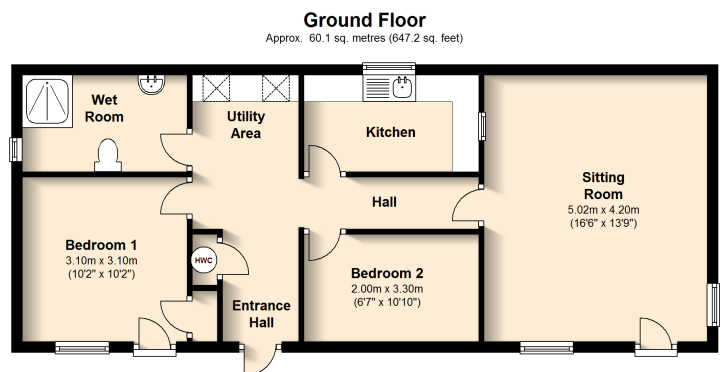
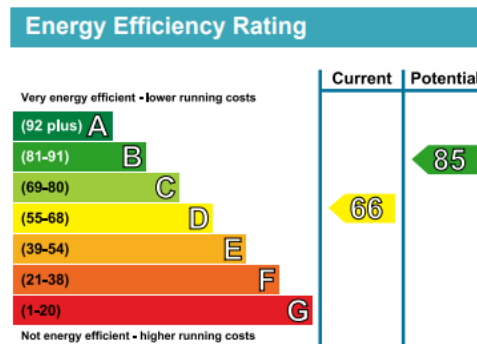
Terms of the Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial fixed term of six months with the scope to extend after this period.

Rent: The rent, exclusive of all outgoings and Council Tax will be £650 per calendar month, payable monthly in advance by standing order. All further outgoings will be the responsibility of the Tenant. **Deposit:** A deposit of one and a half month's rent will be payable to the Agent on signing the tenancy agreement. This will be held in a government-approved deposit protection scheme by either the Landlord or the Agent.

Schedule of Condition: A full Inventory and Schedule of Condition will be taken before the start of the tenancy and agreed with the Tenant at check-in. The cost of this will be split equally between Landlord and Tenant.

Applications: Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is £200.00 inclusive of VAT for the first applicant and additional applicants aged 18 and over will be charged £50 each. Fees will not be refunded if the applicants withdraw before the start of the Tenancy Agreement.

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



Total area: approx. 60.1 sq. metres (647.2 sq. feet)
The Cart Lodge , Dickleburgh Road , Rushall, Diss

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