



Station Road, Southwold

Rent: £1000pcm

Plus Deposit (see over for details)

Unfurnished – Not Managed By Durrants

LOCATION

A centrally located apartment, close to all Southwold amenities and services.

DIRECTIONS

From Durrants Office on the High Street turn right, follow the High Street onto Station Road, property can be found on the left.

LENGTH OF AST

An initial 12 month contract.

DEPOSIT REQUIRED

A deposit of £1150 will be required.

RESTRICTIONS

We regret that the landlords will not consider applicants who are smokers or have pets.

PARKING

There is no parking associated with this property.

HEATING

Gas Central Heating.

LOCAL AUTHORITY

Suffolk County Council/East Suffolk District Council

COUNCIL TAX BAND

TBC

ENERGY EFFICIENCY RATING

Rated 'C'

CONTACT US

98 HIGH STREET, SOUTHWOLD, SUFFOLK, IP18 6DP

TEL: 01502 723292

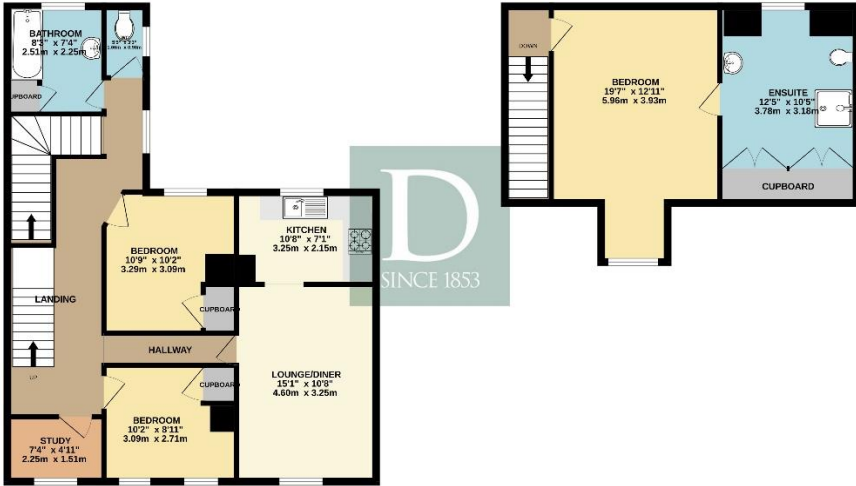
EMAIL: SOUTHWOLD@DURRANTS.COM

WWW.DURRANTS.COM

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.

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA- 1178 sq.ft. (109.4 sq.m.) approx.

While 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.

Made with Metropix ©2024

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 **£1000pcm** 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 **£1150** 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 will not consider applicants who are smokers.
7. Pets are not permitted.
8. Where Durrants manage a property, they will make mid-term inspections.
9. The criteria for this property is that it must go to a local family and for the Town Council will be advised of all applicants so that Councillors can confirm that they would meet with Council policy before the property is offered to anyone.

10. Permitted fees which may be applicable:

Holding Deposit – One weeks rent, this is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within four weeks.

Security Deposit – This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid rent – Interest at 0.75% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent.

Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Keys – Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant.

Variation of contract - (Tenant request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer – (Tenants request) £50 (inc. VAT) per replacement tenant. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination – (Tenants request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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.

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