



**14 Palfrey Place, Halesworth,
Suffolk, IP19 8DF**

Rent: £895pcm

Plus Deposit & Permitted Fees (if applicable, see back page)

Unfurnished – Not Managed By Durrants

LETTINGS
www.durrants.com

01986 872553

SUMMARY

A beautifully presented home close to the centre of Halesworth with all the necessary amenities including a Rail Station, library, and a wide range of independent shops. Southwold and the Suffolk Heritage Coast are only a short drive away.

DIRECTIONS

From Halesworth centre car park turn left onto Saxons Way, proceed straight over the roundabout (second exit) into Norwich Road. Proceed for approximately $\frac{3}{4}$ mile and turn right into Fairview Road and then first right into Palfrey Place. The property is situated to the front of the development looking onto Fairview Road.

AVAILABILITY

The property is available November 2024.

LENGTH OF AST

An initial 6 month contract, although the property is available long term.

DEPOSIT REQUIRED

A deposit of £1030 will be required.

RESTRICTIONS

Pets will only be considered with the landlord's written permission.

PARKING

Off road parking.

HEATING

Gas central heating.

GARDEN

Front & rear gardens

LOCAL AUTHORITY

East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT
TEL: 0333 016 2000

COUNCIL TAX BAND

The property is placed within Band B for Council Tax purposes.

ENERGY EFFICIENCY RATING

The property is rated B for energy efficiency.

SERVICES

Mains Water, drainage, gas and electricity.

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

VIEWING ARRANGEMENTS

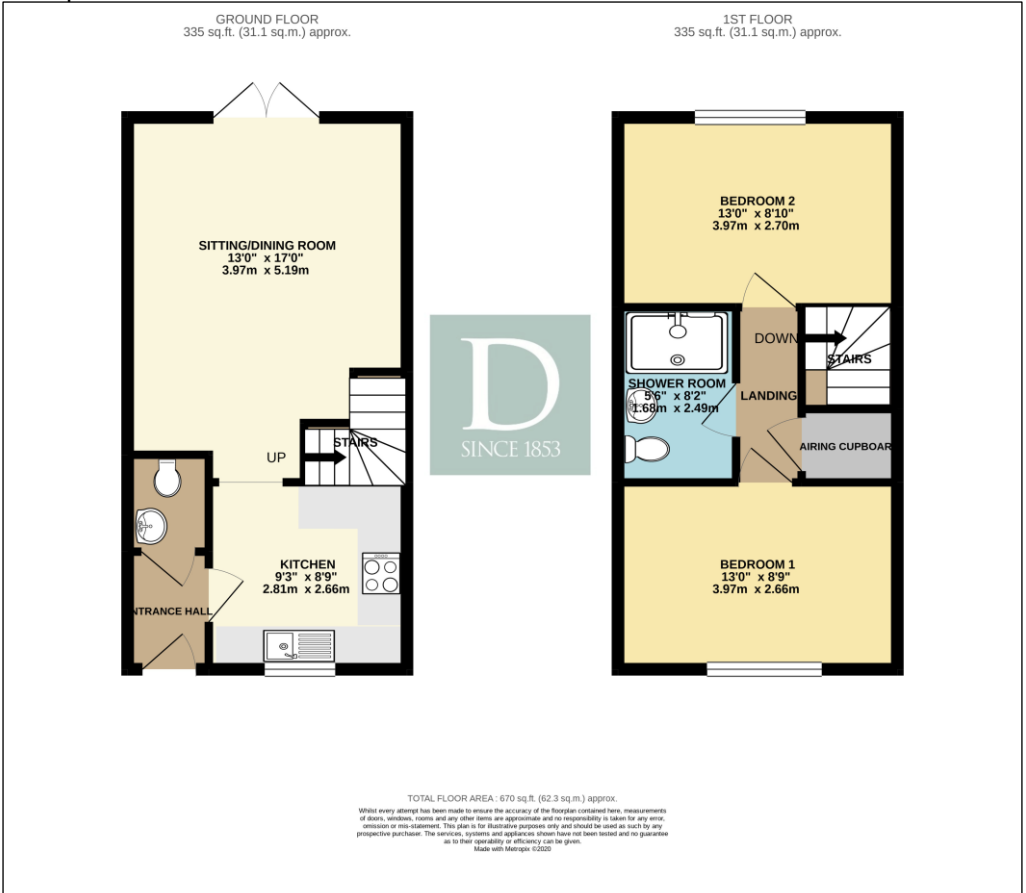
Strictly by prior appointment with the agent's Halesworth Office.

CONTACT US

12 Thoroughfare, Halesworth, Suffolk, IP19 8AH
Tel: 01986 872553
Email: Halesworth@durrants.com

WWW.DURRANTS.COM

Floorplan



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 **£895** 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 **£1030** 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 will be considered.
8. Where Durrants manage a property they will make quarterly 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.
9. **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 will 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 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.