PARSONS & COMPANY

Phoenix Rising, The Green, Shipdham, IP25 7LA

Asking Price £750 PCM









Located in the heart of Shipdham, this first floor part furnished property boasts spacious living accommodation with open plan kitchen/diner/lounge, double bedroom with built in wardrobes and en-suite shower room. Available immediately!

N.B: This advertisement is relating to accommodation being let within the landlord's home/property. Please refer to the floorplan included within these particulars for the exact accommodation being advertised.

NB: There is no outside space with this property.

Furnishing: Part Furnished
Available: Immediately
Holding Deposit: £172.00
Damage Deposit: £863.00

Smokers: No

** Application Process **
Before viewing the property, you will be required to complete a basic application form. All adults over the age of 18 need to be named on the tenancy agreement and 'right to rent' checks will need to be conducted. All applications will then be reviewed, and viewings arranged for those suitable for the property.

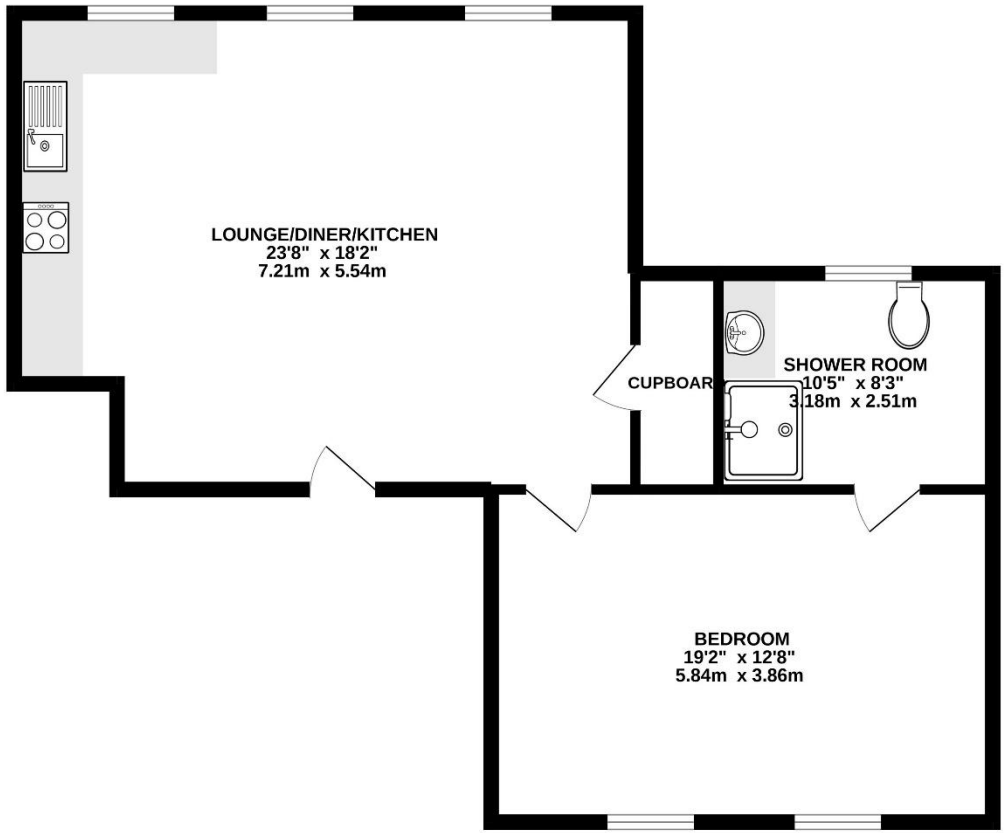
N.B: There will be an additional service charge of £150 per calendar month, to be paid at the same time as the monthly rent. This service charge covers water & drainage, electricity, gas and council tax contributions. (Kindly note the council tax for this property is an E band however the tenant will only be requested to make a contribution towards the cost of the council tax).

NB: It should be noted that the photographs were taken before the property was let and therefore, could be subject to change.

Location
Shipdham is a large well served thriving village with excellent local shops, Doctors surgery, thriving community centre and many other amenities. The market towns of both Dereham and Watton are within easy reach and there are regular bus services.

EPC A/108

For further information and to arrange your viewing, please contact our friendly and professional staff.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.

Whilst 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.
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