



The Gables  
Russell Green  
Wilby, Eye  
Suffolk, IP21 5LX

Rent: £1,600pcm





## A 5/6 bedroom detached house set in a large plot with field views.

### Located on the outskirts of Stradbroke.

#### Directions: [What3Words uplifting.rainfall.frostbite](#)

**The Property:** A 5/6 bedroom detached property with period features. The property consists of a utility room, boot room, living room with wood burning stove, dining room, kitchen, WC and separate shower room on the ground floor. On the first floor there are 4 bedrooms and a family bathroom. On the top floor there is a further bedroom, shower room and smaller room which would be suitable as an office.

**Outside:** The property sits on a large plot with a pond located to the side. A large garage is provided along with ample parking space.

The buildings to the rear of the property are not included in the tenancy.

**Services:** Mains electricity and oil fired central heating. Mains water and private drainage.

**Terms of the Tenancy:** The property will be let on an Assured Shorthold Tenancy for an initial fixed term of a minimum of 6 months.

**Rent:** The rent, exclusive of all other outgoings and Council Tax will be £1,600 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: F** (Mid Suffolk 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 (£369) and complete an on-line 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.





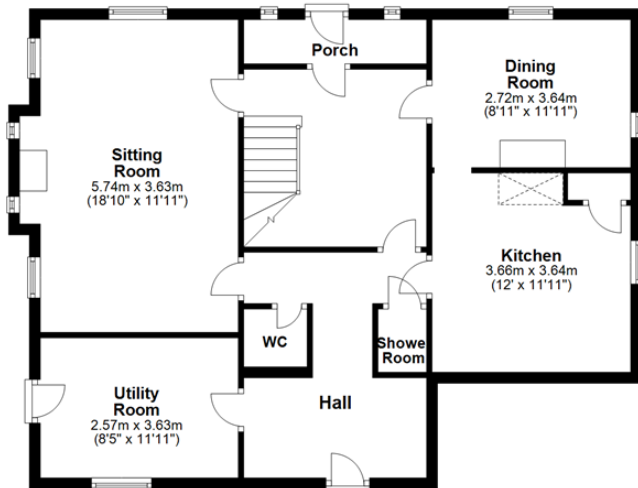




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

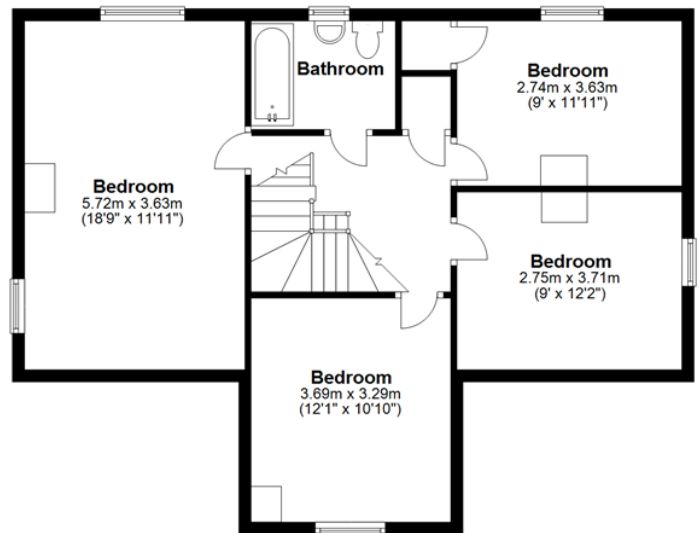
### Ground Floor

Approx. 84.3 sq. metres (907.6 sq. feet)



### First Floor

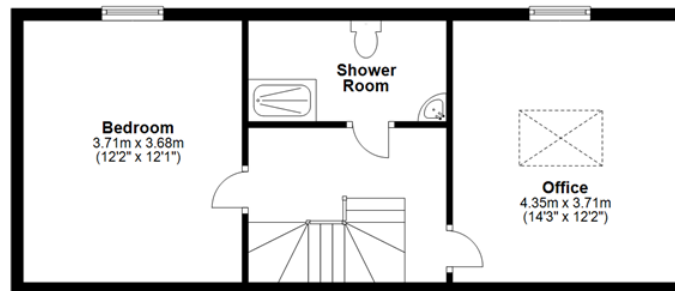
Approx. 70.0 sq. metres (753.9 sq. feet)



Total area: approx. 199.3 sq. metres (2145.5 sq. feet)

### Second Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



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