



Browick Bottom Cottage  
Browick Road  
Wymondham  
NR18 9RE

Rent: £1,300 pcm





## A remarkable, 2 year old barn conversion set in the stunning backdrop of rolling countryside views. Modern design with character

**Directions:** what3words///supposes.aviators.unless

**The Property:** A remarkable, 2 year old barn conversion set in the stunning backdrop of rolling countryside views. The wonderful conversion has just been completed to a high-end finish. Modern features include air source underfloor heating and electric car charging outlets with beautiful touches of character features found in ironworks, timbers and exposed brickwork. The living accommodation is spacious, and the kitchen comes fully fitted to include an electric integral oven with induction ring hobs. Both double bedrooms are ensuite and benefit from striking field views.

**Outside:** Approached at the end of a private shingled track and overlooking fields. The property has more than ample frontage and a brand new double cart shed for parking, complete with electric car charging outlet. To the rear the enclosed garden has been laid mainly to lawn but with a landscaped flagstone patio area for dining.

**Services:** Mains water & electricity. Air source under floor heating.

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

**Rent:** The rent, exclusive of all outgoings and Council Tax will be £1,300 per calendar month, payable monthly in advance by standing order. All further outgoings will be the responsibility of the Tenant.

**Tenancy Deposit:** A 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 protection 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.

**Pets:** A pet may be considered at the Landlord's discretion.

**Viewing:** Strictly by appointment with the Agent.

**Council Tax Band:** D

**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 (£300) 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:

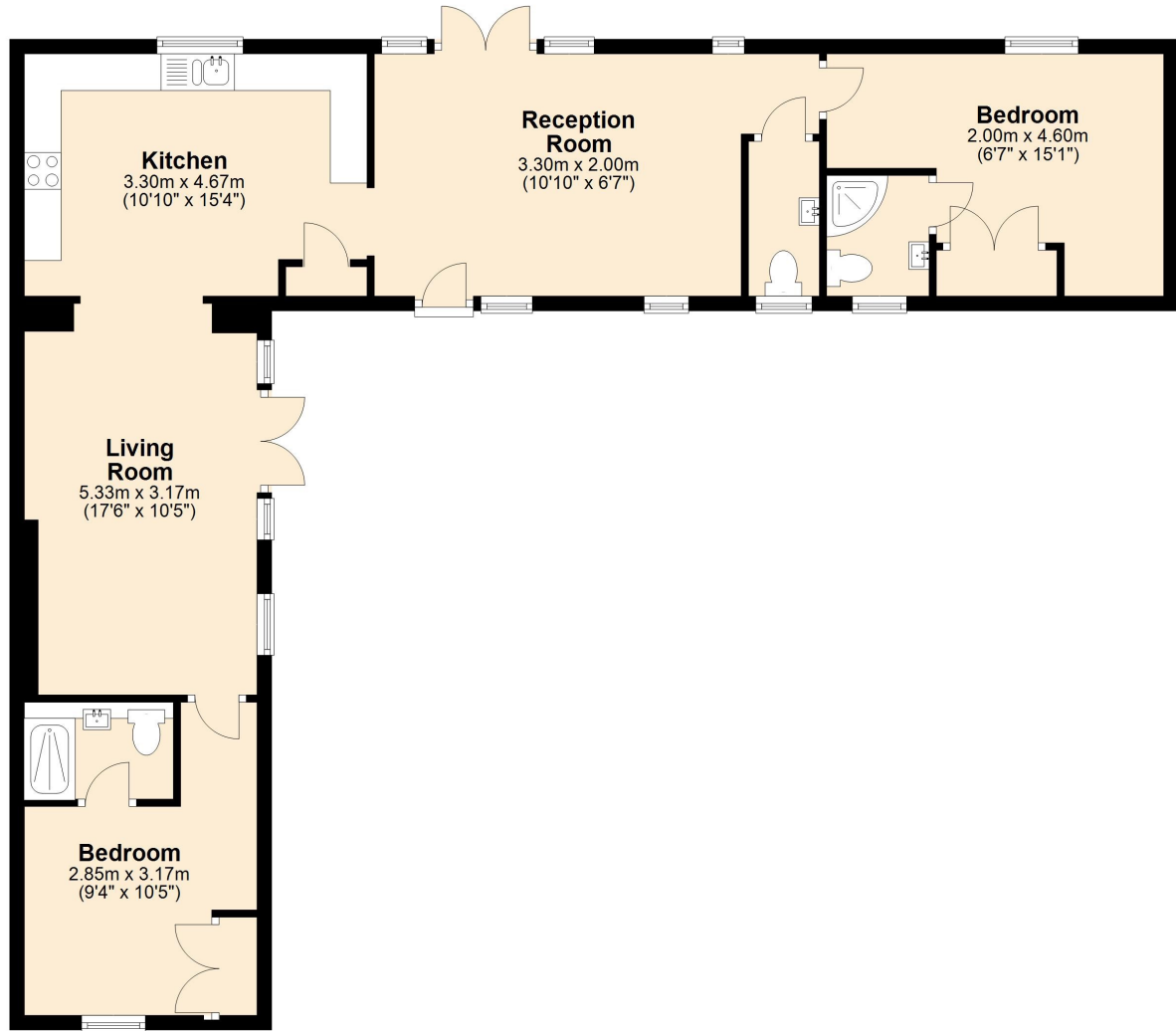
1. You decide not to proceed with the tenancy.
2. You provide false or misleading information which reasonably effects the Landlord's decision to rent to you.
3. You fail a Right to Rent check.
4. Or fail to take all reasonable steps to enter into an agreement (i.e. responding to reasonable requests 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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>81</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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