



CHAPMAN
CHARTERED SURVEYORS

BREWERY FARM BUNGALOW, SHELFANGER ROAD, DISS IP22 4EH

92.3 sqm / 994 sqft



TWO BEDROOM BUNGALOW CLOSE TO TOWN CENTRE

Ref: 11130

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

TO LET

Two bedroom bungalow close to town centre
92.3 sqm / 994 sqft

LOCATION

Diss is a thriving market town in south Norfolk with a population of approximately 7,500 and a catchment of some 50,000 people. It has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street.

The property is located in a residential area on the west side of Shelfanger Road just out of the town centre between ATS Euromaster, the rear of TW Gaze Auction Rooms and Travis Perkins.

DESCRIPTION

The property is of brick and block construction under a pitched clay pantile roof with a patio at the rear and a small garden to the front

⇒ note: the building at the rear is **not** included in the tenancy.

ACCOMMODATION

Private drive off Shelfanger Road with off-road parking for up to three cars. Small porch leads to **Hallway; Living Room** off with carpets, windows to the front and patio doors to the side; **Bedroom 2 / Dining Room** with window to the side; **Bathroom** with shower, toilet and wash hand basin and window to the side; **Airing Cupboard** with lagged hot water cylinder; **Utility Room** with stainless steel sink and drainer, gas-fired boiler, wall-mounted cupboards, and plumbing for washing machine; fitted **Kitchen** with stainless steel sink and drainer, separate gas hob and electric ovens, space for an under-counter fridge / freezer, plumbing for dishwasher, and windows to the front and side; **Master Bedroom** with fitted cupboards, window to the side; and **En-Suite Bathroom** with corner bath, vanity unit with hand basin, and separate WC. Externally there is a small **Lean-To** with freestanding cupboards; and door to the rear **Patio**.

⇒ note: the gate on the driveway is to be moved back so that it is in line with the outbuilding

FLOOR AREAS (GIA)

Ground floor 92.3 sqm 994 sqft

ASSURED SHORTHOLD TENANCY

The property is available on a new assured shorthold tenancy for a minimum term of 12 months.

RENT

£950 pcm payable monthly in advance.

DEPOSIT

£1,096.15 (five weeks' rent) which will be held in the Tenancy Deposit Scheme.

SERVICES

Gas-fired combi boiler via radiators, mains water and electricity.

COUNCIL TAX

Council Tax Band C

2024-25: £2,127.80

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: D (67)

RESTRICTIONS

No pets, no smokers.

CREDIT CHECK

We will undertake a credit check on all applicants.

RIGHT TO RENT

Applicants must complete a Right to Rent check.

VIEWING

All applicants must complete an application form prior to requesting a viewing.

Tel: 01379 687645

Email: contact@chapmansurveyors.co.uk

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.