



**britttons**  
estate agents

## Accommodation:

ENTRANCE PORCH

LOUNGE

16'11" x 13'2" (5.16m x 4.01m)

DINING ROOM

13'10" x 10'9" (4.22m x 3.28m)

UTILITY

9'9" x 8'7" (2.97m x 2.62m)

BATHROOM

9' x 4'3" (2.74m x 1.30m)

BEDROOM 1

16'11" x 13' (5.16m x 3.96m)

BEDROOM 2

12'7" x 9'5" (3.84m x 2.87m)

BEDROOM 3

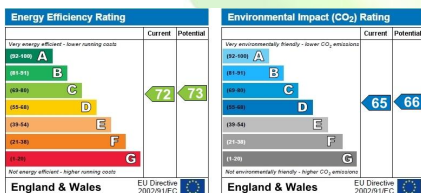
12'3" x 9'1" (3.73m x 2.77m)

EN-SUITE SHOWER ROOM

GARDEN

## Directions:

Proceed out of Kings Lynn Town centre via railway road bearing left onto London Road and proceed along to the Southgates roundabout and take the fourth exit. Turn right into Wisbech Road and continue over the River Great Ouse. At the junction turn right continue through West Lynn then into Clenchwarton, turning right into Hall Road then turn left onto Warren's Road where the property can be found on the right.



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5 Warrens Road, Clenchwarton, Clenchwarton, Norfolk, PE34 4AR

**SEMI-DETACHED 3 BEDROOM HOUSE PLUS  
EN-SUITE SHOWER AND PARKING FOR 3/4 CARS**

**Clenchwarton**

**£750 PCM**



Telephone: 01553 692828  
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### Description:

Brittons are proud to offer this THREE BEDROOM SEMI-DETACHED HOUSE situated in Clenchwarton, A popular residential area approximately 5 miles west of Kings Lynn. The property is offered with the benefits of oil central heating and uPVC double glazing. The accommodation comprises of entrance porch, lounge, dinning room, sitting room, inner hall, cloakroom, kitchen, utility, bathroom two bedrooms, master bedroom with en-suite shower room. The property has a shared driveway and garden to rear. The garage is excluded. Property available March. NO DSS.



### TERMS:

**RENT:** £750  
**DEPOSIT:** £1,190  
**COUNCIL TAX:** BAND  
**TYPE:** UNFURNISHED  
**AVAILABLE:** MARCH  
**TERM:** ASSURED SHORTHOLD TENANCY

### Notes for guidance when applying for a property

If you wish to apply for the tenancy of this property, you should firstly pay the required reservation and referencing fees (as listed below) to Brittons, this will effectively secure the property for you; subject to satisfactory references being received, for 7 days.

Application forms are available from Brittons, all applicants over the age of 18 who will reside at the property will need to complete a form and provide two forms of ID suitable to satisfy the Money Laundering Regulations (i.e. Passport, Driving Licence, Utilities bill). The completed application form(s) should be returned to Brittons within 48 hours.

On receipt of your completed forms, we will arrange for references to be taken up through our chosen credit referencing company. On some occasions the referencing company may request a Guarantor to support your tenancy whose responsibility it will be to pay the rent if you fail to do so. If a Guarantor is required they will need to complete and return an application form to us and pay the appropriate fees (as below).

If you fail to pass our referencing process or you withdraw your application for any reason or you fail to provide the information requested to proceed with the application within 7 days then you will forfeit all reservation and referencing fees. If for any reason the property is withdrawn by the landlord then you will be entitled to a refund of the reservation fee only. (£175) Once your application has been approved we will contact you to arrange a moving in date, so we can prepare the necessary paperwork.

The deposit and first month's rent must be paid to Brittons 5 working days before you wish to move into the property. Brittons Estate Agents will hold your deposit in The Deposit Scheme (unless you are advised it will be held in a different scheme). All rents are payable one month in advance by standing order, which should be set up so that we receive the rent in our bank account 2-3 days before the due date.(Late payment charges apply)

Payments are accepted by bank/building society cheque or bankers draft as well as by debit or (most) credit cards. (Some cards incur an additional % handling charge). If you intend to pay by personal cheque this can take up to 7 working days to clear so please allow extra time for this before you can move into the property. The keys to the property will be given to you on the day your tenancy agreement starts and only after cleared funds have been received and all parties have signed the tenancy agreement.

When your tenancy comes to an end, the release of your deposit is subject to an inventory clerk carrying out a final inspection comparing it against the original Inventory, which was issued on occupation of the property. The check out fee will be deducted from the deposit; together with, where required, any deductions for damages/cleaning charges/unpaid rent etc. No deposit monies will be returned without approval from the landlord.

Unless otherwise advised, payment of all utility charges and council tax bills for the property are your responsibility during the entire period of your tenancy and you must register your details with the appropriate suppliers as soon as possible after moving in.

Once your initial fixed term Tenancy has expired you will either be issued with a notice to quit during the last two months or offered a new tenancy. Tenancy renewals are offered on a further fixed term basis or allowed to run on a month-to-

PLEASE NOTE : ALL CHARGES ARE NON-REFUNDABLE  
£325.00 Reservation fee and credit searches for up to 2 applicants  
£75.00 Further applicant or Guarantor credit checks and referencing  
£75.00 Final checkout fee  
£75.00 Additional fee for a re-visit after initial checkout  
£75.00 Fees to renew or extend a Tenancy Agreement  
£50.00 Renewal fee for a periodic tenancy. Payable every 3 months  
£50.00 Outgoing reference fee per person  
£35.00 Admin fees for unpaid cheques, or standing orders not cancelled  
£25.00 Admin fees for late rental payments

### All prices are inclusive of VAT

All cheques to be made payable to Brittons Estate Agents Ltd.  
Debit and credit card payments are accepted (Some cards incur an additional handling charge.)

Please sign below to confirm you have read and agree to the above Terms and Conditions.

Signed:

Date: