



## THE STREET, WEYBREAD, IP21 £995 PCM

Well presented 3-bedroom house in the village of Weybread. The property benefits from OFCH, UPVC double glazing, kitchen/diner, living room, front and rear gardens and a garage with parking in front for one car.

- 3 Bedrooms
- Council Tax Band B
- EPC D
- Deposit £1,035
- Holding Deposit £205
- Garage
- Garden

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#### LOCATION

The property is located in the village of Weybread, approximately 3.5 miles from Harleston. Harleston features an array of independent shops and cafes as well as restaurants. Norwich is approximately 25 miles to the north and the market town of Diss (12 miles) has a mainline rail service to London Liverpool Street.

#### ENTRANCE HALL

Front entrance door, carpet flooring, to the left is a W/C and to the right is the living room.

#### LIVING ROOM

Double aspect windows to the front and side, carpet flooring, radiator.

#### KITCHEN/DINER

Range of wooden base and wall units, work surfaces with inset single drainer sink unit, fitted single oven, hob and extractor hood, tiled splash backs, tile effect vinyl flooring, radiator, window to the rear, space for a fridge/freezer, under stairs storage cupboard and door to the rear garden.

#### BEDROOM ONE

Window to front, carpet flooring, radiator

#### BEDROOM TWO

Window to the front aspect, carpet flooring, radiator

#### BEDROOM THREE

Window to the front aspect, carpet flooring, radiator

#### BATHROOM

White suite comprising panelled bath with electric shower over, WC, pedestal hand wash basin, tile effect laminate flooring, radiator, skylight window.

#### OUTSIDE

The property sits on a good sized garden plot with garden to the front and rear of the property which is mainly laid to lawn. There is a single garage with space for one car in front.

#### COUNCIL TAX

BAND B – Mid Suffolk Council (£1,674 - 2025/2026)

#### AGENTS NOTES

No pets. Non smokers.

#### EPC D

#### TENANCY TERM

Available for a long-term let with an initial fixed term of 12 months. Available to let approximately end of January 2026

#### SECURITY DEPOSIT

£1,145

#### HOLDING DEPOSIT

£230

References are undertaken and are subject to a minimum 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

Viewings - Strictly by appointment with Kings & Co Lettings

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view

Council Tax Band: B (Mid Suffolk District Council)

Deposit: £1,145

Holding Deposit: £230

Parking options: Garage, Off Street

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

