

# Olivers

Charming first floor flat refurbished to a high standard, excellent location in the centre of Halesworth, a short walk to local amenities, the railway station and bus.



£435 pcm

Flat One, The Hawk, Bridge Street, Halesworth, IP19 8AD

- First floor flat
- Period features
- Grade II Listed
- One bedroom
- Electric heating
- Excellent location
- Off road parking
- All rooms off hallway
- Available 07/08/2020

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### **DIRECTIONS:**

The Hawk can be found in Halesworth next to the library. Bridge Street is at the northern end of The Thoroughfare (the pedestrianised high street). Parking for residents is in the Hawk yard.

### **LOCALITY:**

Halesworth is a historic market town located in the northeast corner of Suffolk, primarily centred around a pedestrianised high street. Market day is Wednesday. The Cut Theatre with many cultural activities is close by. Halesworth has the largest millennium green in the UK with around 44 acres of grazing marsh providing a haven for wildlife. Halesworth railway station is a short walk from The Hawk, with links to Lowestoft and through Ipswich to London Liverpool Street.

### **ACCOMODATION:**

- **COMMUNAL HALLWAY:** Tiled floor leading to carpeted stairs and access to upstairs flats.
- **INNER HALLWAY:** New fitted carpets, built in cupboard with immersion heater. Independent access to each room:
- **BEDROOM:** 9' 11" x 11' 9" (3.03m x 3.6m) Good sized room with new fitted carpet, electric room heater and built in wardrobe.
- **KITCHEN / LOUNGE:** 11' 8" x 11' 9" (3.58m x 3.6m) New fitted carpet, new kitchen suite comprising wall units, cooker extractor hood, base mounted cupboards and stainless steel sink. Electric room heater
- **SHOWER ROOM:** 7' 0" x 5' 1" (2.15m x 1.56m) New shower room suite including electric shower and quadrant enclosure, extractor fan, low level WC, hand basin, electric towel rail. New vinyl flooring.
- **OUTSIDE** There is a small paved courtyard.
- **PARKING - THE HAWK** Off road parking, subject to availability
- **FURTHER PARKING OPTION - BRIDGE STREET PAY AND DISPLAY** - Charges as of 02<sup>nd</sup> July 2020 - Currently East Suffolk council are only offering weekly Permits at £10.00 per week

### **APPLICATION PROCESS:**

#### **1) Application stage**

- Complete the application form
- Provide photographic Identification (e.g. Passport, Driving license)
- Proof of current address (e.g. Council tax bill, Utility bill or Bank Statement - dated within past 3 months),

#### **2) Holding Deposit**

Pay a holding deposit of 1 weeks rent - credited against the applicant's final balance, on your approval

The holding deposit will be refunded to the Applicant where:

- The Landlord withdraws from the application process
- The Applicants and Landlord fail to enter into a tenancy agreement within 14 days

The holding deposit will not be refunded to the Applicant where:

- a) The applicant withdraws from the application process before contracts are signed
- b) The application does not pass Right to Rent checks
- c) The Applicant provides false or misleading information, and the Landlord or his Agent is reasonably entitled to take into account the Applicant's actions in providing false or misleading information or the difference between the false and correct information in deciding whether to grant a tenancy to the Applicant;
- d) The Applicant notifies the landlord or letting agent within 14 days from receipt of the holding deposit that the Applicant does not want to enter into a tenancy agreement.
- e) The Landlord or his Agent takes all reasonable steps to enter into a tenancy agreement, within 14 days from the date of receipt of the holding deposit, but the tenant fails to take all reasonable steps to enter into the agreement before that date.

#### **3) Credit check / Reference**

We will then administer credit checks, obtain references from current or previous landlords, confirmation of Employment, affordability and carry out Right to rent checks. - The results of these checks will be reported to your prospective Landlord

#### **4) Before the Tenancy Starts**

- Pay one month's rent (payable in advance)
- Pay a Deposit: equivalent to five weeks rent (Secured with the Deposit Protection Scheme (DPS) for the tenancy duration)

#### **5) Payments during the tenancy**

- Gas, Electricity, Water, Telephone, Broadband, Television license and Council Tax (as appropriate)
- £50.00 (Inc vat) if you want to change the tenancy agreement
- interest for the late payment of rent at a rate at 3% above the Bank of England's base rate
- £50.00 (Inc vat) for the reasonably incurred costs for the loss of keys/security devices
- Any unpaid rent or other reasonable costs associated with your early termination of the tenancy
- Any other permitted payments, not included above, under Tenant Fees Act

#### **6) Pets (where permitted)**

Sorry the property is not suitable for pets







# Energy Performance Certificate

Flat 1 The Hawk, Bridge Street, HALESWORTH, IP19 8AD

<b>Dwelling type:</b>	Top-floor flat	<b>Reference number:</b>	8721-6829-9769-4049-2996
<b>Date of assessment:</b>	11 November 2019	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	15 November 2019	<b>Total floor area:</b>	35 m <sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

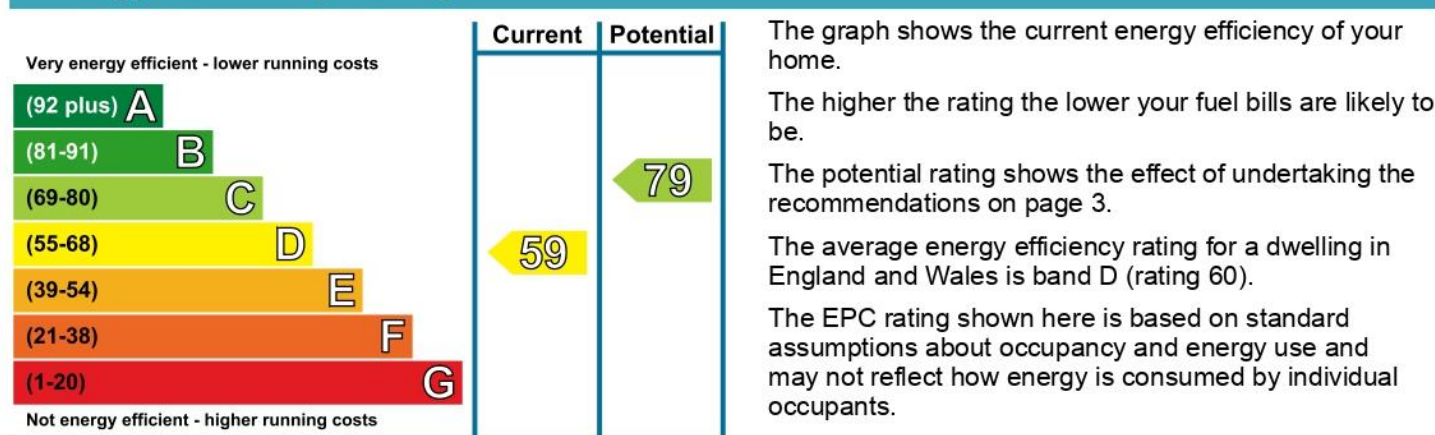
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,097</b>
<b>Over 3 years you could save</b>	<b>£ 957</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 87 over 3 years	£ 102 over 3 years	
<b>Heating</b>	£ 1,416 over 3 years	£ 627 over 3 years	
<b>Hot Water</b>	£ 594 over 3 years	£ 411 over 3 years	
<b>Totals</b>	<b>£ 2,097</b>	<b>£ 1,140</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

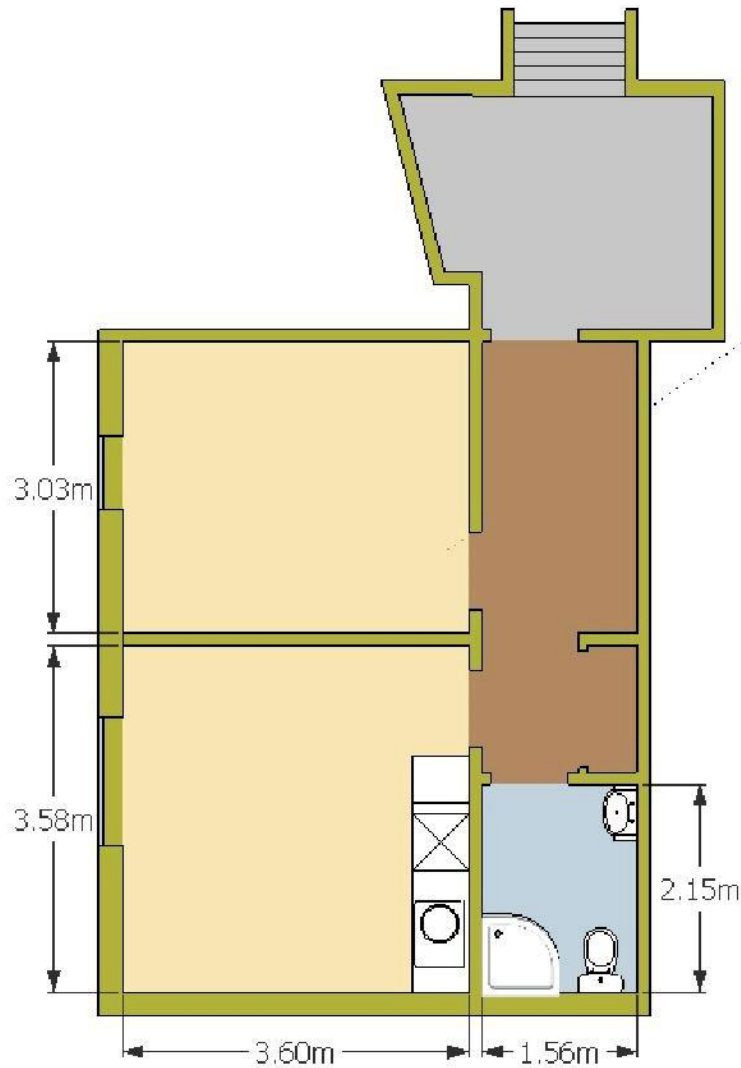
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 99
2 Internal or external wall insulation	£4,000 - £14,000	£ 363
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 51

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

## FLOOR PLAN:

Flat One, The Hawk, Bridge Street, Halesworth, IP19 8AD



*All information including prices, photographs, drawings and details contained in these particulars are issued in good faith and must only be used as a guide not forming part of any offer or contract. The Agent/Vendor/Landlord accepts no responsibility for misrepresentations; Prospective purchasers/tenants must themselves verify the statements contained and contact this office for clarification if required. All room measurements provided are approximate and must not be used for the purposes of ordering of carpets, furniture or any other materials, other measurements of particular interest should be independently verified. No service, equipment or appliance contained in this property has been tested; accordingly applicants are advised to commission their own survey/report prior to placing an offer.*