



£800 PCM

Roman Road, Lowestoft

End of Terrace | 2 Bedrooms | 1 Bathroom

01502 565877

**Lisa's
Homes**
Specialising in Lettings & Management

www.lisashomes.co.uk



Step Inside

Key Features

- No Deposit Option Available
- Town Centre Location
- Close to All Amenities
- North Lowestoft
- Modern Property
- 2 Reception Rooms
- 2 Double Bedrooms
- Modern Kitchen with Downstairs Toilet
- Gas Central Heating
- EPC Rating C

Property Description

MODERN 2 BED TERRACED HOUSE SITUATED IN TOWN This property is ideal for your first home, it is located close to the town centre and consists of a lounge, dining room, modern kitchen, downstairs toilet, 2 double bedrooms with the main bathroom off the 2nd bedroom and gas central heating. PLEASE NOTE: The affordability of this property requires an income of £2,000 per month. TENANCY TO START: Tenancy to commence the week of Monday 7th September 2026 NO DEPOSIT OPTION AVAILABLE FOR TENANTS, GREATER PROTECTION FOR LANDLORDS

Main Particulars

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TENANCY INFORMATION

The property is offered on a periodic (month to month) tenancy agreement, unless otherwise stated in writing. The tenancy will commence following successful referencing, completion of documentation, and agreement of move in date. All tenancies are legally binding agreements.

DEPOSIT / REPOSIT OPTION

A tenancy deposit of up to five weeks' rent is required and will be protected in a government-approved tenancy deposit scheme. Alternatively, a deposit replacement option (Reposit) may be available for eligible tenants. This is an insurance-based product and is not a deposit. Eligibility criteria and separate terms apply.

HOLDING DEPOSIT

A holding deposit equivalent to one week's rent may be required to reserve the property whilst referencing is completed. This will be deducted from the first month's rent upon successful application. The holding deposit may be retained in line with legislation if the applicant:

Withdraws from the tenancy

Fails a Right to Rent check

Provides false or misleading information

Fails to take reasonable steps to enter into the tenancy within the agreed timeframe

RENT & PAYMENT TERMS

Rent is payable monthly in advance by standing order unless otherwise agreed.

Tenants are responsible for all utilities and outgoings unless explicitly stated otherwise, including:

Council Tax
Gas (if applicable)
Electricity
Water
TV Licence
Broadband/telephone

REFERENCING & AFFORDABILITY

All applicants are subject to referencing via Rightmove Referencing (or appointed provider). This includes credit checks, affordability assessment, and landlord/employment references where applicable. As a general guideline:

Household income is typically expected to be around 2.5 times the annual rent

Guarantors (if required) are typically expected to earn around 3 times the annual rent

A guarantor may be required depending on individual circumstances, including affordability or adverse credit history.

Where a guarantor is required and none is available, applicants may explore third-party guarantor services (e.g. RentGuarantor), subject to their own approval criteria.

RIGHT TO RENT

All adult occupiers must provide valid identification and proof of their legal Right to Rent in the UK. Original identification documents will be required to be seen prior to or at the tenancy start date.

PETS

Pets may be considered on a case-by-case basis with landlord approval. A pet application may be required as part of the decision-making process.

TENANCY START DATE, PROCESS & DOCUMENTATION

The tenancy will commence as soon as reasonably practicable following successful referencing and completion of all required documentation. All tenancy documentation will be completed electronically.

You will have access to an online tenant portal where you can view tenancy documents, receive updates, and report maintenance issues throughout your tenancy.

An inventory will be provided and completed at the start of the tenancy on the day you move into the property.

PERMITTED PAYMENTS

In accordance with the Tenant Fees Act 2019, permitted payments may include:

Rent

Tenancy deposit or Reposit option

Holding deposit

Default charges (e.g. late rent interest up to 3% above Bank of England base rate, replacement keys/security devices at reasonable cost)

Tenancy variation (capped at £50 including VAT or reasonable costs incurred)

AGENT INFORMATION

Lisa's Homes (trading as R King Resources Ltd) is a member of a Client Money Protection Scheme and a Property Redress Scheme. Further details available upon

request.



Telephone: 01502 565877



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