

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

328 Bramford Road
Ipswich
IP1 4BB

The Tribunal members were

Mr Neil Martindale FRICS

Landlord

Philip Smart & Linda Shirley

Address

Tenant

Alexa Dean

1. The rent is: £

925

Per

Calendar
month

(excluding water rates and council
tax but including any amounts in
paras 3)

2. The date the decision takes effect is:

10 October 2024

*3. The amount included for services is/is
negligible/not applicable

nil

Per

*4. Service charges are variable and are not included

5. Date assured tenancy commenced

16 October 2023

6. Length of the term or rental period

periodic calendar monthly

7. Allocation of liability for repairs

per tenancy

8. Furniture provided by landlord or superior landlord

Landlord's oven hob hood in kitchen, carpets and laminate flooring included.
No curtains or furniture.

9. Description of premises

1890's end terraced house in good condition external front elevation. Brick walls, double pitched main single lap tiled roof. Small front and rear gardens. Landlord's full GFCH & DG windows. Accom. 2 levels: 2 double bedrooms, Bath/WC; Kitchen, Living room. Kitchen Tenant has carried out minor works and improvements, back bedroom flooring, shower screen and tiling, garden gravel. No curtains. Carpet condition contested.

Chairman

Neil Martindale
FRICS

Date of Decision

4 February 2025