

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

Housing Act 1988 Section 14

Address of Premises

35 Goodwins Close CM6 1SQ

The Tribunal members were

Mr P Roberts FRICS CEnv

Landlord

J Backshall

Address

C/O Taylor Milburn Lettings, 20A Coggeshall Road, Braintree, CM7 9BY

Tenant

V Facey, T Haughton and LI Dornelly

1. The rent is:£

1,950

Per

month

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

2. The date the decision takes effect is:

17 January 2025

3. The amount included for services is

not applicable

Per

4. Date assured tenancy commenced

20 November 2023

5. Length of the term or rental period

12 months

6. Allocation of liability for repairs

Tenant liable for internal repairs. LL to comply with s11 LTA 1985

8. Furniture provided by landlord or superior landlord

N/A

9. Description of premises

The Property comprises a modern semidetached house of brick and tile providing a lounge, dining room, hallway, kitchen and shower room at ground floor level and four bedrooms with a family bathroom at first floor level. There is hard surfaced off-road car parking for two vehicles and a private garden to the rear.

Chairman

P Roberts

Date of Decision

15 May 2025