

A three bedroom period property situated in an superb elevated rural position on the outskirts of Framlingham.

Rent £950 p.c.m
Ref: R1529/H

3 Manor Farm Cottages
Coles Green
Framlingham
Woodbridge
Suffolk
IP13 9LG



To let unfurnished on an Assured Shorthold Tenancy for an initial term of 12 months (with a view to extending).

Contact Us



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Location

The property is situated on the outskirts of Framlingham and is only a short distance from the town centre. Framlingham is best known locally for its fine Medieval Castle and good choice of schooling with Framlingham College and Thomas Mills High School. The town also offers a good selection of shops, public houses and restaurants.

The county Town of Ipswich is about twenty miles to the south west with main line rail services to London's Liverpool Street station taking just over the hour. The Heritage Coast is within easy reach with Aldeburgh within twelve miles and Southwold fifteen miles. Snape Maltings is within ten miles. There is good riding and walking in the surrounding countryside.

Ground Floor

Entering through partially glazed wooden entrance door into entrance hallway with doors off to:-

Sitting Room 12'8 x 14'0 (3.86m x 4.26m) (max)

East and West. A large light dual aspect room overlooking the garden to the front and rear with farmland beyond. Tiled surround fireplace with cast iron grate, radiator and telephone socket.

Further door off entrance hallway into

Kitchen 17'3 x 13'11 (5.25m x 4.24m) (max)

West. A light and spacious dual aspect room fitted with a range of base and eye level kitchen units with formica work surface over inset with a single drainer stainless steel sink. Space and plumbing for washing machine. Space for electric cooker with extractor hood over. Space for fridge/freezer and adequate space for large dining table. Two double panel radiators. Built-in alcove storage cupboards. Fireplace housing a wood burning stove. Doors giving access to

Pantry

Comprising a range of shelving providing useful further storage

Under Stairs Cupboard

Containing two fully lagged hot water tanks and Honeywell heating controls.

Dining Room 14'11 x 14'3 (4.54m x 4.34m) (max)

North and West. A light double aspect room with views to the front and rear of the property and overlooking gardens towards Manor Farm, also with door to front. Television aerial socket and double panel radiator.



Stairs from entrance hall lead up to the

First Floor

Landing

With attractive exposed beams, single panel radiator, smoke detector and hatch to attic.

Master Bedroom 14'9 x 14'1 (4.49 x 4.29m) (max)

North and West. A large dual aspect L-shaped double room with many exposed timbers, two single panel radiators and views to the front of the property overlooking rolling farmland beyond. Door off to

En-Suite Shower Room

With wall mounted wash basin, low flush WC, fully tiled shower cubicle complete chrome shower unit. Heated towel rail and extractor fan.

Bedroom Two 14'5 x 13'2 (4.39m x 4.01m) (max)

East and West. A large dual aspect double room with attractive former fireplace (display only). Fitted hanging cupboard and single panel radiator.

Family Bathroom

West. Fitted with three piece suite comprising pedestal basin, low flush WC and bath inset into tiled recess with shower attachment over. Extractor fan and heated towel rail. Former feature fireplace with cast iron surround and grate. Exposed ceiling timbers and pleasant outlook to the front of the property.

Bedroom Three 10'3 x 10'3 (3.12m x 3.12m)

West. A small double room over looking the front of the property again with a wealth of exposed timbers and single panel radiator.

Outside

A sweeping driveway to the front of the property leads to a parking area sufficient for two/three cars. There is a good size area of garden to the front of the property which is laid to grass edged by a floral boarder. To the rear of the property is a further area of garden laid to grass and immediately adjoining the property is a floral border. There are two useful small red brick storage sheds available for use. There is a concrete area adjacent to the rear garden providing further parking for two to three cars.

Important Note

- In addition to the rent the tenant will pay £15 per calendar month towards the emptying of the septic tank at the property.

Services Mains water and electricity connected. Private drainage. Oil fired central heating.

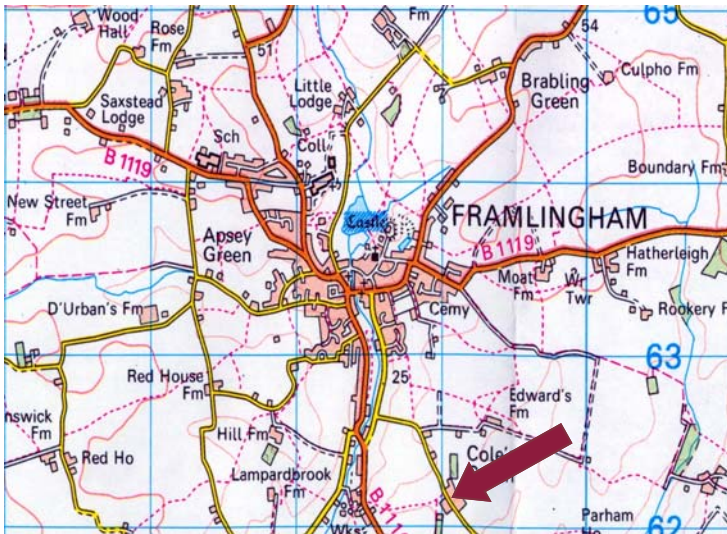
Council Tax Band E. £2,072.05 payable 2018/2019.

Local Authority Suffolk Coastal District Council.

Application Fee £225 plus VAT.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

March 2018



Directions

From the Agent's office proceed south along Station Road for approximately 400 yards taking the first left turn onto Fore Street. Take the first right into Fairfield Road and continue for approximately half a mile and turn left into Brick Lane. Proceed up the hill and bear right at the top of the hill. The property is situated on the left hand side just after Manor Farm House.



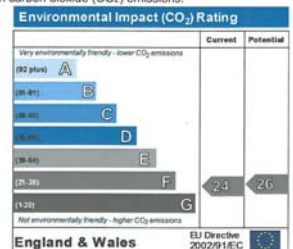
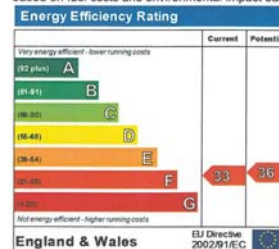
Energy Performance Certificate



3 Manor Farm Cottages
Coles Green
Framlingham
WOODBRIDGE
IP13 9LG

Dwelling type: Detached house
Date of assessment: 12 October 2009
Date of certificate: 13 October 2009
Reference Number: 9628-1977-6280-6281-5040
Total floor area: 140 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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 are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	410 kWh/m ² per year	390 kWh/m ² per year
Carbon dioxide emissions	13.0 tonnes per year	12.0 tonnes per year
Lighting	£130 per year	£70 per year
Heating	£1577 per year	£1542 per year
Hot water	£194 per year	£185 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.