



21 DEBEN PLACE, MELTON IP12 1FW

TO LET £1450 PCM

NP NICHOLAS
PERCIVAL

Welcome to Deben Meadows, a luxurious development of fifty-four houses and apartments located in Melton, Woodbridge adjacent to the river Deben.

21 Deben Place, is a town house comprising of three bedrooms, two bathrooms (en-suite to the master), a kitchen / dining room, utility room, living room, study and W/C.

Single Garage & Off-Road Parking | EPC B | Council tax band D1295

To Let £1450 pcm (Local Authority Affordable Rent Scheme Criteria is applicable) | Holding Deposit £334 | Deposit £1,670



Property

The entrance hallway provides integral access to the garage, and also leads to the utility room (providing space and plumbing for a washing machine) where French doors open to the patio and rear garden. The cloakroom completes the ground floor with hand basin and w/c.

Ascending to the first floor, the well-appointed kitchen / dining room benefits from a range of shaker style base and wall units with space for fridge/freezer, cooker and dishwasher. The living room enjoys views over the

rear garden and a study is located to the front.

Ascending to the second floor, the master bedroom enjoys the use of the en-suite shower room, comprised of a shower cubicle, w/c, handbasin and heated towel rail. The second bedroom is a good-sized double room and the third bedroom a single room.

The family bathroom completes the internal accommodation and is comprised of a bath, separate shower cubicle, handbasin set and w/c.

Outside

The enclosed rear garden benefits from a patio area adjacent to the

French doors leading from utility room. There is also a single garage and off-road parking for one car.

Situation

The Deben Meadows development is located in Melton, Woodbridge, adjacent to the river Deben. Woodbridge is a charming and thriving Suffolk market town with a bustling town centre featuring a range of independent stores and popular eateries.

There are a number of local primary schools within Woodbridge and the High School was rated 'good' at the latest Ofsted report.

Woodbridge train station connects to Ipswich for onward travel, and the town is easily accessed from the A12.

No Tenant Fees Applicable

A holding deposit of one week's rent will be required to secure the property, for further details please contact the office direct.

Viewings

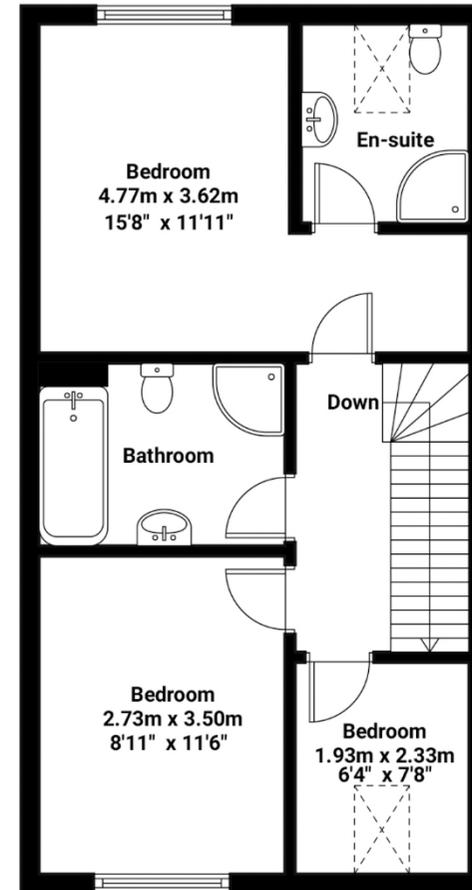
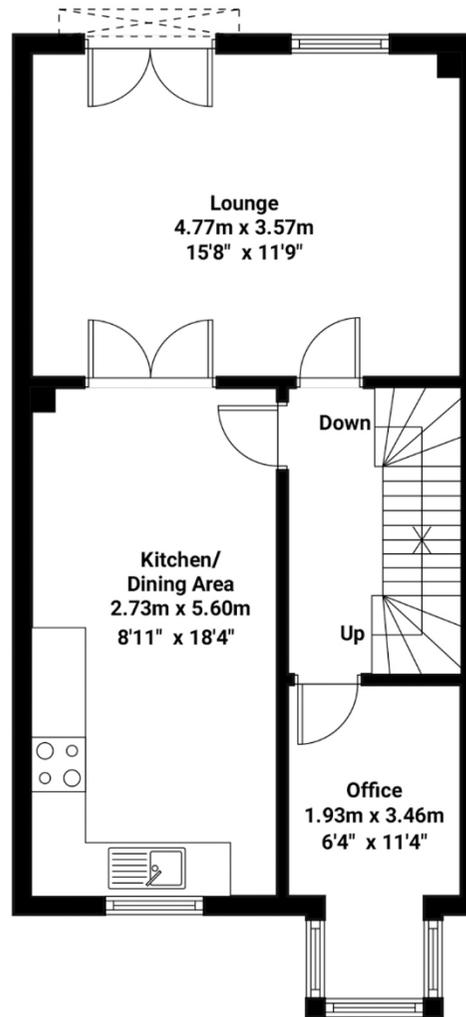
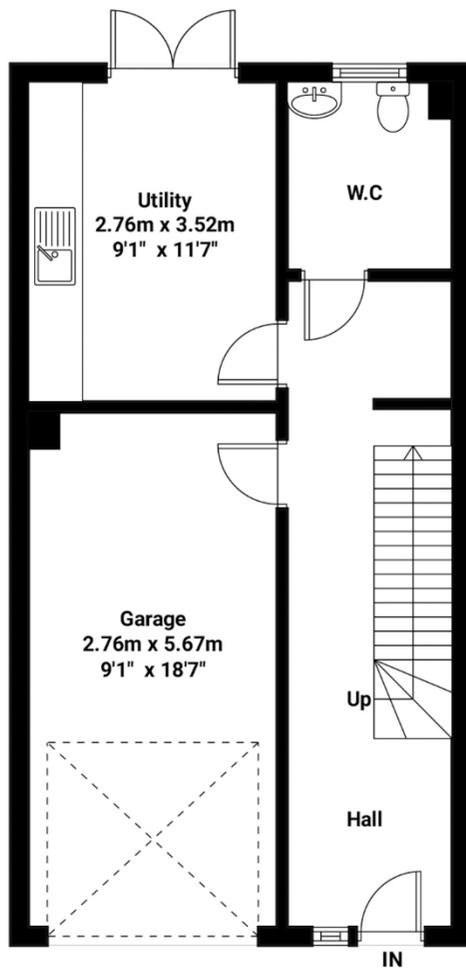
Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival, on 01206 563222 or email info@nicholaspercival.co.uk.

Agents Notes

Please see separate details on the affordable rent scheme.



IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. NICHOLAS PERCIVAL are proud to be members of;



TOTAL APPROXIMATE FLOOR AREA :
1385.7 sq ft (128.74 sq mt)