

*A two bedroom unfurnished mews property, situated in the pretty village of Peasenhall. Parking and enclosed courtyard.*

Rent £895 pcm  
Ref: R2088

8 Smyth Close  
Peasenhall  
Saxmundham  
Suffolk  
IP17 2HE



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

Contact Us



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## Location

8 Smyth Close is situated on the edge of the highly desirable village of Peasenhall. Smyth Close was built in 2006 by the developers Hopkins & Moore.

Smyth Close is located in the village of Peasenhall, which is considered one of the most picturesque and desirable villages in East Suffolk with its tearooms, excellent butcher, renowned delicatessen (Emmett's), and well stocked village store. It adjoins the village of Sibton, which has a well respected public house, The White Horse.

The property is 6.7 miles from the medieval town of Framlingham, with its historic castle. Here there is an abundance of unique shops and businesses, as well as cafes and restaurants, and excellent schooling in both the public and state sectors, with Framlingham College and Thomas Mills High School. The coast is just 9 miles as the crow flies, and here there are well known and popular destinations such as Aldeburgh, Thorpeness, Southwold and Dunwich.

## Ground Floor

Entering through a solid wooden door into

### *Entrance Hallway*

With double panel radiator and door leading to

### *Cloakroom*

Incorporating a low level WC and wall mounted wash hand basin. Double panel radiator and extractor fan.

Door leads in to

### *Kitchen* 7'7 x 9' (2.31m x 2.74m)

A range of ash effect base and eye level units with stainless steel handles with a black roll top worksurface over incorporating a stainless steel sink and drainer. Space and plumbing for washing machine and dishwasher. AEG double electric oven and a Hotpoint fridge/freezer. Below the drawer unit is a warm air heater with isolation switches above the worktop. Vinyl flooring, ceiling spotlights and extractor fan. Window to the front of the property.

### *Sitting Room* 14'8 x 12'10 (4.47m x 3.91m)

With two double panel radiator. BT and TV point. Corner shelf unit and understairs cupboard housing the electricity meters and fuse board. Double glazed door leading into

### *Conservatory* 12'0 x 8'9 (3.65m x 2.66m)

With double glazed windows and blinds. Bi folding French doors leading to the rear courtyard/patio area. Wall mounted radiator.

Stairs from the entrance hallway lead to:



## First Floor

### Landing

With ceiling spotlights. Double panel radiator. **Airing cupboard** housing the hot water tank. Heatrae Sadia electric boiler .

Doors leading to

### Bedroom One 12'3 x 10'7 (3.73m x 3.22m)

An L-Shaped double bedroom with double panel radiator, BT and TV points and window to the rear of the property. Double door **wardrobe**.

### Bedroom Two 10'4 x 7'8 (3.14m x 2.33m)

A good size bedroom with double panel radiator and window to the front of the property.

### Bathroom

With white three piece suite comprising bath with mixer shower above and tiled surround. Inset double drawer vanity unit and low flush WC. Double panel radiator. Spotlights and extractor fan. Towel rack.



## Outside

The front garden has a small area of lawn, with a pathway leading to the neighbouring properties.

The rear garden is accessed via the parking area, through a gate. It has a raised decking area with grey slabs throughout. The allocated parking is to the right of the entrance at the rear. Visitors parking is also available or on road to the front.

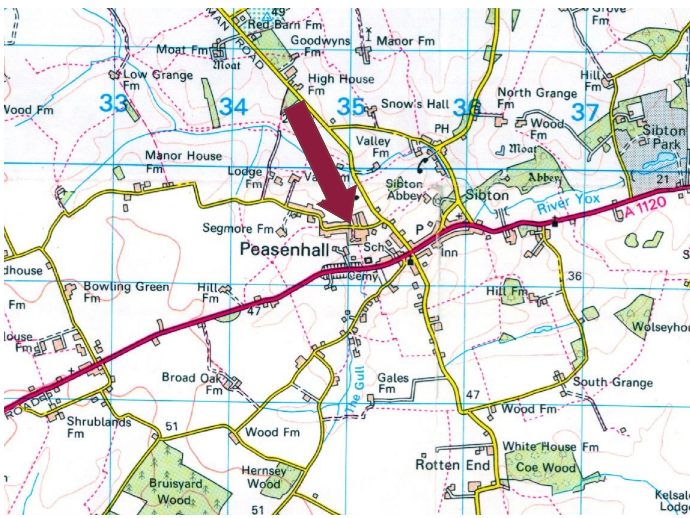
**Services** Mains electricity, water and drainage connected.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phone** To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Council Tax** Band B. £1,619.22 payable 2024/2025

**Local Authority** East Suffolk Council.



## Directions

From Framlingham take the B1120 travelling north towards Badingham. At the T-Junction with the A1120 turn right and continue for approximately four miles into the village of Peasenhall. In the centre of the village turn right immediately before Emmett's Store onto where the front of the property will be to your right and as identified by the Clarke & Simpson 'To Let' board.

The entrance to the rear of the property and parking areas, is a little further along to the right.

For those using What3words app:  
///situation.tape.roosts



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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.  
June 2024

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