



Rent £950 PCM

46 Hall Farm Road, Melton, Woodbridge, Suffolk, IP12 1PJ

46 Hall Farm Road, Melton, Woodbridge, Suffolk, IP12 1PJ

A modernised and well presented two bedroom semi-detached bungalow situated in a convenient position close to Woodbridge. Garage, parking, garden and electrical heating. EPC E.

Location

46 Hall Farm Road is situated close to the centre of the village of Melton and within walking distance of the amenities of the market town of Woodbridge. Melton itself is a popular village with a well supported primary school, large playing field with tennis courts and children's play area, good pub/restaurant, an independent village shop, petrol station and various convenience stores.

Probably best known for its outstanding riverside setting, Woodbridge offers a wide variety of shops, restaurants and recreational facilities including sailing on the River Deben, a number of well regarded local golf clubs including Woodbridge Golf Club, a cinema, and a wonderful network of footpaths. The town also benefits from rail links to Ipswich, with direct services to London's Liverpool Street station taking just over an hour. The popular Heritage Coast destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles away respectively. The county town of Ipswich is approximately 8 miles to the south-west.

The Accommodation

Entering through a glazed UPVC door into

Entrance Porch

Spacious and with partially glazed wooden door through to

Sitting Room

12'2" x 12'1" (3.71 x 3.68)

A good size light room with large window to the front, electric heater, TV aerial socket and door giving access to the airing cupboard housing the hot water tank and electric immersion. A door leads through to the

Kitchen

13'9" x 9'4" (4.19 x 2.84)

A modern fitted kitchen with a good range of base and eye level kitchen units with Formica roll top work surface over inset with a single bowl, single drainer, stainless steel sink with mixer tap and separate drinking water tap. Space and plumbing for washing machine. Space and wiring for electric cooker with extractor hood above. Large window overlooking the rear garden, pantry cupboard, electric heater and door off to

Inner Hallway

With doors to

Bedroom One

12'1" x 11'8" (3.68 x 3.56)

A good size double bedroom with large window overlooking the front garden, electric heater, TV aerial socket and fitted hanging cupboard.

Bedroom Two

9'4" x 6'10" (2.84 x 2.08)

A single bedroom or small double with window overlooking the rear garden, electric heater, TV aerial socket and fitted hanging cupboard.

Bathroom

A modern suite comprising of low flush WC, pedestal wash basin and P-shaped bath with glass shower screen and Triton electric shower. Extractor fan and heated towel rail.

A further door off the kitchen leads to the

Side Lobby

With door giving access to the rear garden, good size walk-in fitted cupboard and further door off to

Utility / Office / Storage Room

8'8" x 6'3" (2.64 x 1.91)

A versatile room with electricity connected which could be used as additional space alongside the kitchen, office space or storage room. Electric panel heater and window providing plenty of light from the front entrance porch.

Outside

The property is situated in a convenient position and sits within a good size plot. To the front and accessed directly from the road, there is a driveway with parking for at least two cars. Adjoining the drive, there is a large area laid to shingle with pathway leading up to the front door. Beyond the drive is a detached single garage available for use.

A wooden gate gives access to the rear garden which can also be accessed from the side lobby and where there is a good size area laid to grass, paved pathway adjoining the rear of the property and further shingle pathway leading to the end of the garden where there is a brick wall and wooden gate. The gate gives access to a further excellent size area of garden which is fully enclosed by fencing and hedging. Please note; the neighbouring properties have a right of way across the garden, beyond the wall.

Council Tax

Council Tax Band A, £1,398.23 payable 2024/2025

Local Authority East Suffolk Council

Services

Services Mains electricity, water and drainage connected. Electric heating.

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 -

Credit References and Deposit

Prospective tenants will be required to pay a holding deposit equivalent to one weeks rent. Upon receipt, we will then complete a reference report. Prior to taking occupation of the property you will be required to pay a deposit equivalent to five weeks rent (to include the holding deposit received), together with the first months rent in advance.

Directions

Heading south on the A12, take the first exit off the roundabout onto Woods Lane, continue towards Melton and just before the traffic lights, take the left turning into Hall Farm Road where the property can be found on the left hand side as identified by the Clarke and Simpson 'To Let' board. When using whats3words app// [giggles.ringers.fussed](https://www.whats3words.com/)

