

*A well presented furnished two
bedroom mid terrace period cottage
situated in the heart of the
desirable village of Earl Soham*

Rent £900 pcm
Ref: R1345

5 The Street
Earl Soham
Woodbridge
Suffolk
IP13 7SA



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

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

5 The Street is situated in the centre of the pretty village of Earl Soham. This thriving village includes John Hutton's butchers and coffee shop and the renowned Victoria public house. There is a primary school and pre-school group as well as both tennis and bowls clubs. The village lies within a designated Conservation Area surrounded by the picturesque countryside of the Deben Valley.

The historic market town of Framlingham lies approximately 4 miles to the east and provides an extensive range of local shopping, commercial and recreational facilities, together with excellent schools in both the private and state sectors. The county town of Ipswich lies approximately 14 miles to the south and here there are main line railway services to London's Liverpool Street station taking just over the hour. The A14 is accessible some 12 miles to the west and provides a dual carriageway link to Cambridge and the Midlands as well as to London via the A12 or M11.

The Accommodation

Ground Floor

Entering through a wooden door into

Entrance Lobby

With door through to the

Sitting Room 16'1" x 12'8" (4.92m x 3.87m)

A good size light room with window to the front. Dimplex wall heater, telephone socket and TV aerial leads in. An additional open beamed section of the sitting room, with window looking to the rear garden. With door to good size storage area and understairs cupboard. An open archway leads into the

Kitchen 10'6 x 9'3 (3.20m x 2.81m) (max)

A recently refurbished kitchen with a range of base and eye level kitchen units with wooden roll-top work surface over inset with a single bowl sunken stainless steel sink with mixer taps over. Integrated Bosch oven and hob, slimline dishwasher and fridge. Extractor fan. Dimplex wall heater.



Rear Lobby

With door to the rear garden and door to the airing cupboard housing the hot water cylinder and with partially slatted wooden shelves and a washing machine.

Bathroom

A recently upgraded shower room comprising of a double walk-in shower glass cubicle with Mira shower. Vanity sink, closed WC, dimplex wall mounted heater, extractor fan and obscure glazed window to the rear.

From the sitting room a door gives access to the stairway with stairs leading up to the

First Floor

Landing/Bedroom One 15'9 x 15'2 (4.80m x 4.62m)

A good size double bedroom with window overlooking the front. Dimplex wall heater and TV aerial lead in.

A low level door leads through to

Bedroom Two 8'7 x 7'4 (2.61m x 2.23m) (low doorway)

A single bedroom with window to the rear and Dimplex wall heater.



Outside

To the front of the property there is a small area of garden party laid to grass and with a pathway leading up to the front door. Also edged by wooden picket fencing and accessed via a gate.

The main area of the garden is to the rear of the property and can be accessed from the rear lobby. There is a good size garden, mainly laid to grass and edged by well stocked borders. The garden is enclosed by wooden fencing and with a gate giving access to a right of way over the neighbouring property. A wooden shed is available for use.

Important Note

- Bedroom Two can only be accessed via Bedroom One.
- Restricted ceiling height on ground floor, less than 6ft at lowest point.

Services Mains water, sewerage and electricity.

Council Tax Band B £1,719.65 payable 2025/2026

Local Authority East Suffolk Council

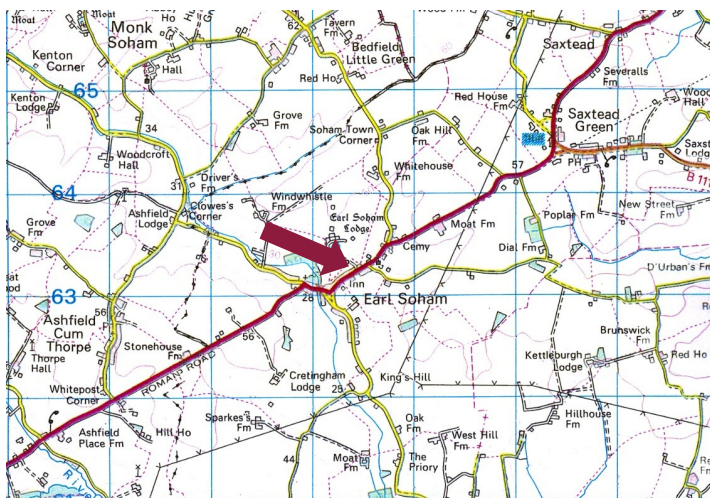
Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

Viewings Strictly by appointment with the Agent.

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 2025



Directions

From Framlingham, take the B1119 Saxtead Road and at the junction with the A1120 turn left and proceed towards Earl Soham. On entering the village, continue past the school and 5 The Street will be found a short way along on the right hand side before the butchers, as identified by a Clarke and Simpson 'To Let' board.

For those using What3words app:
///clarifies.forms.rating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Need to sell or buy furniture?

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