

*A delightful furnished two
bedroom mid-terrace cottage set in
the heart of the popular village of
Blaxhall.*

Rent £995 p.c.m
Ref: R2508

2 The Cottages
Church Road
Blaxhall
Suffolk
IP12 2DN



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

Contact Us



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Location

2 Church Cottages is situated in a rural position in the pleasant village of Blaxhall. Blaxhall village has a well respected public house offering homemade food and real ales, there is also easy access to Blaxhall Heath and into Tunstall Forest. Blaxhall also has a large playing field with an assortment of children's play equipment.

Blaxhall is ideally located for access to other villages such as Snape 1½ miles away, with its internationally renowned Concert Hall and Orford with its castle is four miles away. There is a primary school at Snape and Farlingaye High School in Woodbridge. There are also public schools in Woodbridge and Framlingham, both of which are about eight miles from the property. Campsea Ashe railway station is about three miles from the property and here there are services direct to London's Liverpool Street Station. The County Town of Ipswich is approximately seventeen miles from Blaxhall.

The Accommodation

Ground Floor

Entering through a partially glazed front door, a step leads down to the

Sitting Room 15'5" x 13'11" (4.70m x 4.25m)

With window to front elevation. Brick floor and brick fireplace with bressummer beam housing a woodburning stove on a brick hearth. Beamed ceilings, recess with shelf and understairs cupboard. Wall lights and modern wall mounted electric heater. A door leads into the

Kitchen/Breakfast Room 14'5" x 7'11" (4.41m x 2.42m)

Window to rear elevation. With a range of base and wall units and open shelving, and roll top work surface and tiled splashbacks. White inset one-and-a-half bowl sink with stainless steel mixer tap over. Slimline electric oven with extractor fan over, dishwasher and undercounter fridge. Cupboard housing fuse board and inset spotlights. Part glazed door leading out to rear garden.

From the sitting room, a staircase leads to



First Floor

Landing

With dome window and strip spotlights. Shelving and internal window. Doors lead to

Bedroom One 12'4" x 8'5" (3.76m x 2.58m)

A light double bedroom with many period features. Window to front elevation, bedside wall lights and cupboard with hanging rail and shelving.

Shower Room

With wood panelled walls and tiled shower cubicle with Triton electric shower. Wash basin mounted on pine shelf with mixer taps and mirror over. Extractor fan, wall mounted light and small high-level internal window to bedroom one.

From the landing, a step up leads to doors to

Cloakroom

With low level flush WC and wash basin with mixer tap. Tiled shelf with mirror, extractor fan and inset spotlight. High level internal window to bedroom two

Bedroom Two 12'7" x 7'5" (3.86m x 2.28m)

With window to rear elevation, painted wooden floor and modern electric heater. This bedroom has bunk beds which can be left in situ or removed.



Outside

The property has a gravel drive to the front with parking for one vehicle. A gate in the high level fence leads into the front garden, with a path leading to the front door and beds with mature shrubs and plants.

The rear garden is laid to gravel with two pergolas and a decked seating area. There is an outbuilding with power and light connected, which houses the washing machine and shelving for storage.



Services Mains electricity, water and drainage. Electric heating.

Council Tax Band B £1,701.05 payable 2025/2026

Local Authority East Suffolk Council

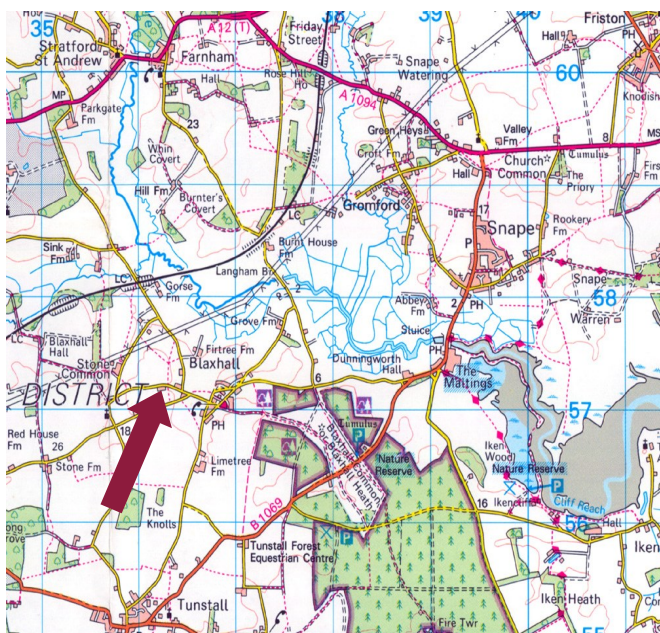
Viewings Strictly by appointment with the Agent.

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>

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.

April 2025



Directions

From the Agent's office head south along the B1116 passing through the villages of Parham and Hacheston. At the roundabout, continue straight crossing over the A12 and continue for approximately four miles through to the village of Tunstall. On reaching the T junction by the Green Man public house, turn left immediately towards Blaxhall. Continue along this road into the village of Blaxhall, passing The Ship Inn public house and after approximately 350 yards turn left into Station Road, just prior to the Village Hall, turn right and immediately left into Church Road where the property will be situated on the left hand side and as identified by a Clarke and Simpson 'To Let' board.

For those using What3words app:
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Score	Energy rating	Current	Potential
92+	A		118 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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