

*A well presented and charming  
two bedroom cottage situated in  
the desirable village of Coddtenham*

Rent £850 p.c.m  
Ref: R2230

The Cottage  
High Street  
Coddtenham  
Ipswich  
IP6 9PN



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

Contact Us



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## Location

The Cottage is situated in a convenient location in the main high street in the desirable village of Coddendam.

Coddendam is considered to be one of Suffolk's prettiest villages, being relatively rural but with the great advantage of being close to the A140, A12 and A14.

Coddendam has village shop and community centre with excellent hall and tennis court. Retreat East, offering spa facilities, is also close by. The village is approximately 8 miles north of Ipswich, which has an array of national shops and a railway line with trains to London's Liverpool Street scheduled to take just over the hour. The property is perfectly located for easy access to all that Suffolk has to offer, including golf, sailing, walking and bird watching.

## The Accommodation

### Ground Floor

Steps to the front lead up to the front door and into the

*Sitting Room* 13' x 9'7 (3.96m x 2.95) (max)

A charming room with central fireplace housing a single door stove. Bay window to the front. Storage heater and TV aerial lead in. A step leads into the

### *Inner Hallway*

With space and plumbing for washing machine and dishwasher and doors off to

### *Shower Room*

Fitted with low flush WC, pedestal wash basin and shower cubicle with electric shower. Fan heater.

*Kitchen* 10'7 x 6' (3.26m x 1.82m)

Fitted with a good range of base and eye level kitchen units with worksurface over inset with a single bowl sink and drainer. Integrated single electric oven and four ring ceramic hob above. Space for low level fridge. Door to the garden and hatch leading down to the **cellar** providing useful additional storage.





Stairs lead up to the

## **First Floor**

### *Landing*

With doors off to

### *Bedroom One* 13'3 x 8'11 (4.05m x 2.47m)

A double bedroom with window to the front, storage heater and TV aerial lead in.

### *Bedroom Two* 11'11 x 11'11 (3.38m x 3.38m) (max)

A further double bedroom or good size single with windows to the rear and side. Night storage heater. Cupboard housing the fuse board. High level airing cupboard housing the hot water tank and shelving.



## **Outside**

To the front of the property steps lead up to the front door, flanked by a raised border and shrub. Further steps and a pathway lead along the side of the property to a wood gate giving access to the courtyard garden where there is a pleasant seating area. This can also be access from the kitchen.

*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 – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Council Tax* Band B. £1,737.35 payable 2025/2026

*Local Authority* Mid Suffolk District Council.

*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.

**April 2025**



## Directions

Heading towards Bury St. Edmunds on the A14, take junction 51 where signposted to Diss and Norwich. Take the third exit at the roundabout, onto the A140. Having passed the service station immediately on the left hand side, turn right where signposted to Coddanham. Proceed into the village of Coddanham, passing the church on the right and up the High Street where the property will be found on the left hand side.

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