

*A three-bedroom detached house
located in the heart of the market
town of Framlingham, in a small
popular residential development.*

Rent £1,350 pcm
Ref: R2546

1 Tanyard Court
Framlingham
Woodbridge
Suffolk
IP13 9GA



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

Contact Us



Clarke and Simpson
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Location

1 Tanyard Court is part of a small, sought after residential area in the heart of the attractive market town of Framlingham, just a short walk to the vibrant Market Hill, but with easy access to open countryside.

Framlingham is home to a good selection of independent shops and businesses, including cafes, a bakery, hairdressers, antique shops, a travel agent, hardware shop and delicatessen. It is also home to the Crown Hotel and Co-Operative supermarket, both of which are in easy walking distance of the property.

Away from the centre of the town are a number of other businesses providing day-to-day services, including a medical centre, vets and schools. Both Sir Robert Hitcham's Primary School and Thomas Mills High School are highly regarded by the local community. The historic church is close to the property and holds regular services.

In the wider area there is the world-famous Snape Maltings Concert Hall and RSPB Minster, and, of course, it is easy to get to the beautiful Suffolk coast, with the popular seaside towns of Southwold, Aldeburgh and Orford being within easy reach by car.

The Accommodation

Ground Floor

The front door opens to the

Entrance Hall

With useful built-in storage cupboard to side housing the electricity meters and trip switches. Wall-mounted radiator. Stairs rise to the first floor landing. A door opens to the

Study 8'3 x 6'7 (2.51m x 2.01m)

Sash window to side and wall-mounted radiator.

Downstairs Cloakroom

Window to side, pedestal hand wash basin with tiled splashback and mixer tap over, close-coupled WC with shelf above, extractor fan, recessed lighting, ceramic tiled floors and wall-mounted radiator.

A door from the entrance hall opens to the

Kitchen/Breakfast Room 12'8 x 9'5 (3.86m x 2.87m)

A dual-aspect room with windows to the front and side. A matching range of fitted wall and base units with rolltop work surface incorporating a one and a half bowl single-drainer ceramic sink unit with mixer tap over and tiled splashback. Space and plumbing for washing machine, integrated dishwasher and fridge freezer. Four-ring gas hob with fan oven below and filter hood over. Two-oven Aga. Ceramic tiled flooring. An opening leads through to the



Sitting/Dining Room 23'3 x 12'3 (7.09m x 3.73m)

A triple-aspect room with windows to side, French doors to rear and further window to rear. Two wall-mounted radiator and an array of wall-mounted lights. Open grated hearth with tiled surround and wooden mantel over. A door leads back to the entrance hall.

Stairs in the entrance hall rise to the

First Floor

Landing

Window to front and wall-mounted lighting. Recessed ceiling lights, access to loft and wall-mounted radiator. Built-in **airing cupboard** with water cylinder and slatted shelving. A door opens to

Bedroom One 15'4 x 10'0 (4.67m x 3.05m)

A double bedroom with windows to front and sash window to side. Wall-mounted radiator. Built-in double wardrobes with hanging rails and shelving. A door opens to the

En-Suite Shower Room

Window to side. Built-in double shower tray with mains-fed shower over and sliding door, close-coupled WC with shelf above, pedestal hand wash basin with mixer tap over and shelf above, ceramic tiled flooring, heated towel radiator, shaver point and recessed lighting.

Bedroom Two 11'5 x 9'5 (3.48m x 2.87m)

A further double bedroom with window to side. Built-in wardrobe with hanging rail and cupboard over. Wall-mounted radiator.

Bedroom Three 13'5 x 7'8 (4.09m x 2.34m)

A smaller double bedroom with window to side. Wall-mounted radiator and built-in wardrobes with hanging rail and cupboard over.

Family Bathroom

Sash window to side, panelled bath in tiled surround with ornate mixer tap over and shower attachment, close-coupled WC, pedestal hand wash basin with mixer tap over and shelf above, recessed lighting, extractor fan, ceramic tiled flooring and heated towel radiator.

Outside

To the front of the property is an allocated parking space, and along the shared accessway there are additional visitor spaces available on a first come first served basis. To the rear is a paved terrace that abuts the back of the house and overlooks the garden, which has established flower and shrub borders. This area is enclosed with a redbrick wall and reed panel fencing. A pathway circumnavigates the property and leads round to the front where there is gated access to the side and a large timber shed. The garden has a range of trees including a cherry tree.

Services Mains water, drainage, gas and electricity. Gas fired central heating.

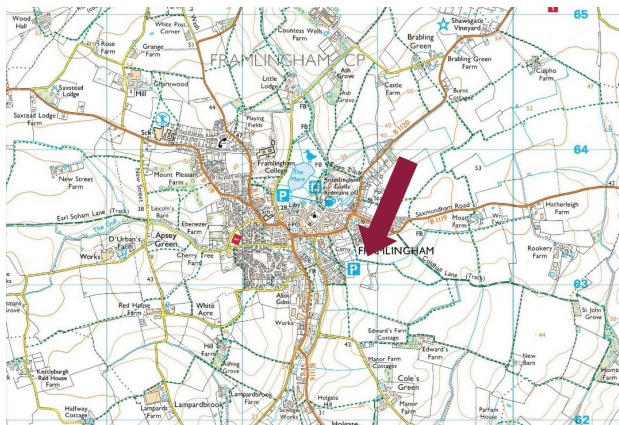
Council Tax Band E payable £2,246.91 2025/2026

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.



Directions

From the agent's office in Well Close Square, proceed along Bridge Street and turn left just before Callendar's Florist onto Tanyard Court. The property can be found a short way along on the left hand side.

For those using the What3Words app:

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1 Tanyard Court, Framlingham

Approximate Gross Internal Area = 110.4 sq m / 1188 sq ft



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Produced for Clarke and Simpson

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