

*A newly extended and renovated
three bedroom semi-detached
property set in an excellent rural
position overlooking farmland.*

Rent £750 p.c.m
Ref: R1917/D

1 Munters Cottage
The Street
Bedingfield
Eye
Suffolk IP23 7LQ



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

Contact Us



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Location

1 Munters Cottage is situated in a lovely rural location on the outskirts of the village of Bedingfield, which benefits from a church and village hall. Further facilities can be found in the larger village of Debenham, which is approximately 3½ miles to the south.

The market town of Eye is approximately five miles to the north of the property, providing a range of independent local shops, two Co-operative supermarkets and a newsagent. There are various eateries, including The Queen's Head public house, two Chinese takeaways, a pizza takeaway and a fish and chip shop. There are further facilities in Diss, which is approximately ten miles from the property. Diss has direct rail services to both Norwich (seventeen minutes) and London's Liverpool Street station (one hour twenty minutes), and also offers Tesco, Morrison and Aldi supermarkets, as well as further schooling, restaurants, shops and services. The A140 lies to the west and links to the country's dual carriageway network, as well as Norwich and the county town of Ipswich.

Ground Floor

Entering through partially glazed UPVC entrance door into

Entrance Hallway

With wall mounted batten and a range of coat hooks. Double panel radiator. Stairs off to the first floor galleried landing. Door giving access to **understairs cupboard** providing excellent storage. Wall mounted thermostat and doors off to

Sitting Room 15'9 x 11'5 (4.82m x 3.48m) (max)

South-West. A large and spacious room with double panel radiator, television aerial socket and large window to the front of the property.

Kitchen/Breakfast Room 17'6 x 14'7 (5.34m x 4.47m) (max)

North-East and North-West. A superb room with large windows overlooking farmland and garden to the side of the property. Fitted with a good range of base and eye level kitchen units comprising white fronts with chrome effect handles. Space for electric cooker with stainless steel splashback and extractor hood over. Over base level units is a grey marble effect formica worksurface inset with single drainer stainless steel sink. Space and plumbing for washing machine. Space for condensing tumble drier. Grant oil fired boiler with Honeywell wall mounted heating controls. Recess ceiling mounted spotlights. Double panel radiator. Space for fridge/freezer. Space for large dining table. Door leading to rear garden.

Family Bathroom

North-East. Fitted with low flush WC, pedestal wash basin and plastic panel bath set into tiled recess. Large shower cubicle with Triton wall mounted shower. Recess ceiling mounted spotlights. Extractor fan. Double panel radiator. Mirror fronted medicine cabinet.



Stairs lead from the entrance hallway up to

First Floor

Galleried Landing

North-East. With double panel radiator. Hatch to attic. Smoke detector and doors off to

Bedroom One 11'8 x 11'4 (3.56m x 3.46) (max)

South-West. A good size double bedroom with large window to the front of the property. Double panel radiator. Television aerial socket.

Bedroom Two 10'9 x 9'0 (3.29m x 2.75m) (max)

North-East. A further excellent size double bedroom with double panel radiator. Large window to the rear of the property overlooking the surrounding farmland. With double doors giving access to large **fitted hanging cupboard** and further door with access to

Airing Cupboard

With fully lagged hot water tank with slatted shelf over.

Bedroom Three 9'7 x 7'10 (2.93m x 2.39m) (max)

South-West. A single bedroom or excellent size study or dressing room with double panel radiator and window to the front of the property.

Outside

To the side of the property is a good size garden which will be seeded prior to tenancy commencement. Also in this area is the newly installed oil tank and path leading to the back door. Beyond the garden is parking sufficient for two cars.



Services Mains electricity, water and drainage connected. Full oil fired central heating.

Council Tax Band B. £1,252.64 payable 2018/2019.

Local Authority Mid Suffolk District Council.

Application Fee £225 plus VAT.

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.

November 2018



Directions

From Earl Soham head towards Kenton, passing through the village itself. Continue into Bedingfield and the property will be found on the right hand side, a short distance before the left hand turn to Eye and as identified by the Clarke and Simpson 'To Let' board.

Energy Performance Certificate

HM Government

1 Munters Cottage, The Street, Bedingfield, EYE, IP23 7LQ

Dwelling type: Semi-detached house Reference number: 9762-2818-7693-9208-9955
Date of assessment: 08 November 2018 Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 November 2018 Total floor area: 90 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

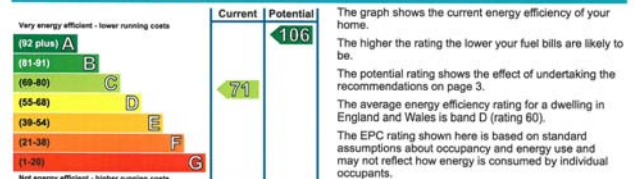
| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 1,458 |
| Over 3 years you could save | £ 198 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|--------------------|--------------------|--|
| Lighting | £ 189 over 3 years | £ 189 over 3 years | <div style="border: 1px solid green; padding: 5px; text-align: center;"> <p>You could save £ 198 over 3 years</p> </div> |
| Heating | £ 897 over 3 years | £ 846 over 3 years | |
| Hot Water | £ 372 over 3 years | £ 225 over 3 years | |
| Totals | £ 1,458 | £ 1,260 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|--------------------------------------|-----------------|------------------------------|
| 1 Floor insulation (solid floor) | £4,000 - £6,000 | £ 63 |
| 2 Solar water heating | £4,000 - £6,000 | £ 135 |
| 3 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 918 |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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