



DAVID
BURR

**Locks Bungalow,
Bakers Road, Suffolk**

LOCKS BUNGALOW, BAKERS ROAD, BELCHAMP ST. PAUL, SUFFOLK, CO10 7DG

The village of Belchamp St. Paul offers local facilities including primary school and public house. Surrounded in the whole by open countryside although the market towns of Sudbury (7 miles) and Clare (5 miles) can be easily reached by car with their many facilities and amenities including a railway link to London's Liverpool Street from the former.

A spacious three-bedroom detached bungalow situated on the edge of this highly regarded village surrounded by picturesque countryside views. This property is subject to an agricultural tie and can only be lived in by someone in this line of work. Please call the office for more details.

A three-bedroom detached bungalow surrounded by countryside views.

An obscure glass door leading to:-

ENTRANCE HALL: 19'7" x 6'6" (5.97m x 1.98m) Finished with coconut matting and a wood effect flooring with glass panel doors leading to:-

SITTING ROOM: 21'1" x 14'9" (6.43m x 4.50m) A charming triple aspect room with your attention immediately drawn to the open fireplace with marble hearth and detailed wood surround. This room enjoys views over both the front and side garden as well as rolling countryside views to the rear.

DINING ROOM: 15'7" x 11'10" (4.75m x 3.61m) A more formal reception room with French doors leading to rear garden terrace and far-reaching countryside views beyond.

KITCHEN/BREAKFAST ROOM: 18'10" x 10'11" (5.74m x 3.33m) The kitchen is fitted with a wide range of shaker style cupboards with a thick wood effect worktop, attractive tile splashback with space for dishwasher, oven and large fridge/freezer as well as a dining table and chairs. Beyond this you will find a large walk-in pantry cupboard with further door leading to:-

UTILITY ROOM: 8'10" x 8'4" (2.70m x 2.54m) This room is fitted with matching worktop to the kitchen with space for a washing machine and tumble dryer. This room also houses the boiler with space for shoes and coats and side access door to rear garden.

CLOAKROOM: A two-piece suite consisting of a close coupled WC and wash hand basin with tiled splashback.

Inner Hall: Continuing off the entrance hall, this room is finished with a wood effect flooring with double door airing cupboard and doors leading to:-

BEDROOM 1: 14'0" x 11'10" (4.27m x 3.61m) A particularly spacious room with large window overlooking the rear garden and fields beyond. Door leading to:-

EN-SUITE: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin with mixer tap and attractive tile splashback, large walk-in shower cubicle with overhead shower and matching tile surround.

BEDROOM 2: 14'2" x 11'0" (4.32m x 3.35m) Another generous size double bedroom with window offering views over the rear garden and rolling countryside beyond.

BEDROOM 3: 9'10" x 9'9" (3.00m x 2.97m) A wonderfully light room with double built-in wardrobe and views to the rear.

BATHROOM: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, large panel bath with mixer tap, overhead shower, shower screen and attractive tiled surround.

LOCKS BUNGALOW, BAKERS ROAD, BELCHAMP ST. PAUL, SUFFOLK, CO10 7DG

Outside

A five-bar gate and shingle driveway leading to a turning area provides ample **OFF-ROAD PARKING** with the rest of the garden being predominantly laid to lawn with well-established borders of shrubs and hedging. Footpaths to either side provide side access to the rear garden that is predominantly laid to lawn with initial terrace seating area accessed off the dining room surrounded by well-stocked borders offering seasonal colour with picturesque rolling countryside views beyond.

SERVICES: Main water and private drainage. Main electricity connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

We have been advised that an agricultural tie clause exists in relation to this property. As a result, any prospective tenant of Locks Bungalow must be involved in an occupation which relates to agriculture in some capacity. If you have any questions in this respect please contact the Long Melford office.

This property is professionally managed by David Burr in Long Melford.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

COUNCIL TAX BAND: D.

PRICE: £1,500 per calendar month

DEPOSIT: £1,730.77

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will

be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

WHAT3WORDS: ///survive.magic.clinking

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



