



Thorpeness, Suffolk

Offers Over £425,000

- No Onward Chain
- Two Bedrooms
- Garden
- Rental guide price - £950pcm (updated)
- Sitting Room with Fireplace
- Bathroom
- Parking
- Kitchen/Breakfast Room
- Gas Central Heating
- EPC - D

Beach Farm Cottages, Thorpeness

Period semi detached cottage a few paces from the beach.



Council Tax Band: D



DESCRIPTION

Possibly one of the earliest buildings in the village, just a stones throw from the beach lies this pretty semi detached cottage with rendered and colour washed elevations below a predominately pantile covered roof, retaining much of its original charm and character including numerous exposed timbers. The accommodation with gas central heating, features a large sitting/dining room with inglenook fireplace, fitted kitchen/breakfast room and larder/utility. On the first floor of the property there are two bedrooms and a bathroom. To one side is a parking area, to the rear is a cottage garden, attached store and summer house.

LOCATION

Thorpeness is a popular seaside resort village with a long shingle beach, the Meare, a man-made boating lake over approximately 60 acres, Thorpeness Golf Club and Thorpeness Country Club and within walking or cycling distance of Sizewell Power Station. Thorpeness is approximately three miles from the seaside town of Aldeburgh, which benefits from a lively High Street full of both independent and national shops and eateries, supported by an active and engaged local community as well as a thriving tourist trade. The nearby towns of Leiston and Saxmundham prove handy shopping facilities and High Streets, Saxmundham benefits from a railway station on the branch line to Ipswich where a change can be made to the Inter-City line to London Liverpool Street.

ACCOMMODATION

ENTRANCE LOBBY

Staircase to first floor.

SITTING/DINING ROOM

Inglenook open fireplace, windows to front and rear. Cupboard housing gas central heating boiler. Below stairs cupboard.

KITCHEN/BREAKFAST ROOM

Range of fitted base and wall units, work tops and sink unit. Double glazed roof lights. Windows to front and rear, lobby with door to rear garden. Larder/utility cupboard. Tiled floor.

FIRST FLOOR LANDING

BEDROOM 1

Built in wardrobe. Window to front.

BEDROOM 2

Window to rear.

BATHROOM

White suite with panel bath, hand basin and WC. Window to rear.

OUTSIDE

Front garden with low brick boundary wall. Parking area to the side with hand gate opening to the rear garden, paved patio/pathway, area of lawn, borders and screening shrubs. Attached to the cottage is a well proportioned store of rendered elevations below a flat roof. Timber store/summer house.

TENURE

Freehold.

AGENT NOTE

Oven and washing machine available for separate negotiation.

OUTGOINGS

Council Tax currently Band D. Further details can be obtained from the East Suffolk Council.

VIEWING

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20114/RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

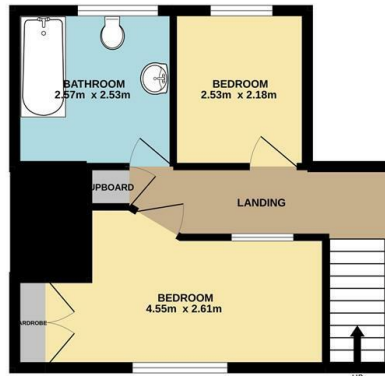




GROUND FLOOR
52.8 sq.m. approx.

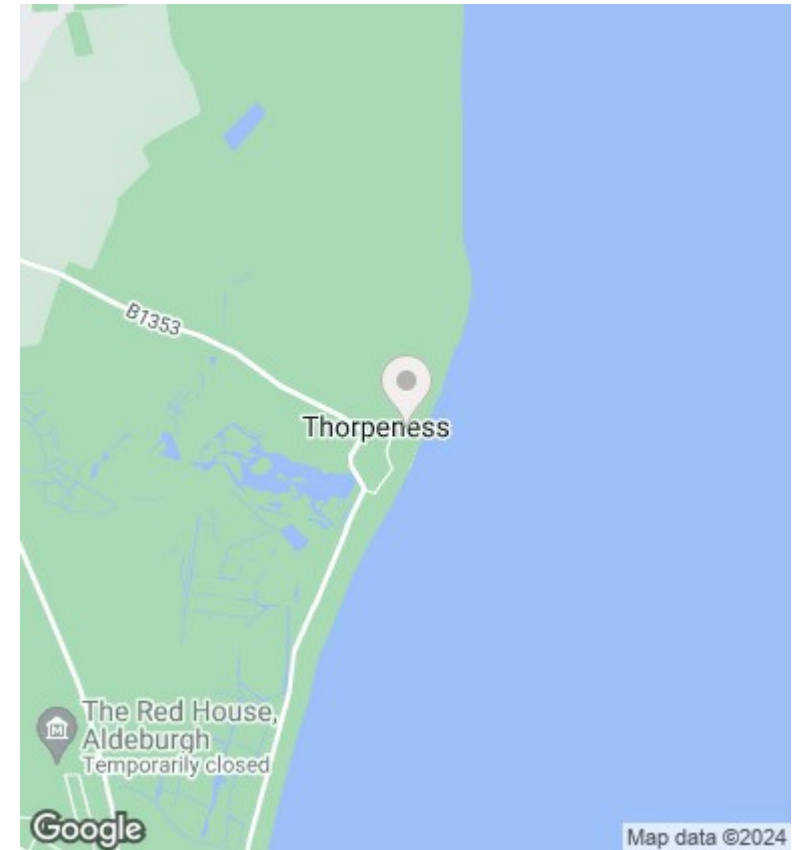


1ST FLOOR
29.9 sq.m. approx.



TOTAL FLOOR AREA: 82.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com