



## Rendham, Saxmundham

Offers In Excess Of £220,000

- Two Bedrooms
- Shower Room
- Workshop with Electric Supply
- EPC - F
- Charming Cottage
- Wood Burner
- Wooden Double Glazing
- Courtyard Garden
- Exposed Brick & Timber Beams
- Oil Fired Rayburn Heating



# Bruisyard Road, Rendham

A delightful and charming detached cottage, situated in the centre of this East Suffolk Hamlet a short drive from the Heritage Coast. The pretty hamlet of Rendham is situated within three miles of the popular market town of Saxmundham, which lies just off the A12 with a good range of traditional shops in its High Street centre, and further amenities within the town including both primary and free schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool Street.



Council Tax Band: B



## DESCRIPTION

A unique opportunity to acquire this charming detached cottage set in this popular location, just a short drive from the market town of Saxmundham and the heritage Coast. Situated in the centre of the village, this period cottage features primrose coloured elevations below pantile covered roofs with a single storey bathroom extension to the rear. The accommodation retains great charm, and features a sitting room with exposed brick work and recessed fireplace with wood burner. The kitchen/dining room has an oil fired Rayburn range and boiler providing central heating. The rear lobby leads to a smart shower room and stable door opening to the courtyard garden with a large workshop with electric supply. To the first floor there are two bedrooms with storage cupboards.

## ACCOMMODATION

### SITTING ROOM

Entrance door. Exposed brick wall and recessed fireplace with wood burning stove. Storage cupboard. Windows to front and rear.

### KITCHEN / DINING ROOM

Recess with Rayburn oil fired range and boiler for domestic hot water and central heating. Fitted base and wall cupboards, work surfaces and single drainer sink unit. Plumbing for washing machine. Window to the front elevation.

### LOBBY

Stable door to rear courtyard. Storage cupboard.

### SHOWER ROOM

White suite comprising shower cubicle, hand basin and W.C. Opaque window.

## FIRST FLOOR

Landing. Window to front elevation.

### BEDROOM ONE

Exposed timbers and windows to front side and rear.

### BEDROOM TWO

Windows to front and rear. Cupboard housing insulated water cylinder.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently B.

## SERVICES

Mains electricity and water. Private drainage.

## VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20641/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

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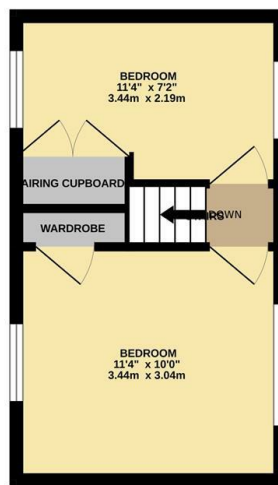




GROUND FLOOR  
285 sq.ft. (26.5 sq.m.) approx.

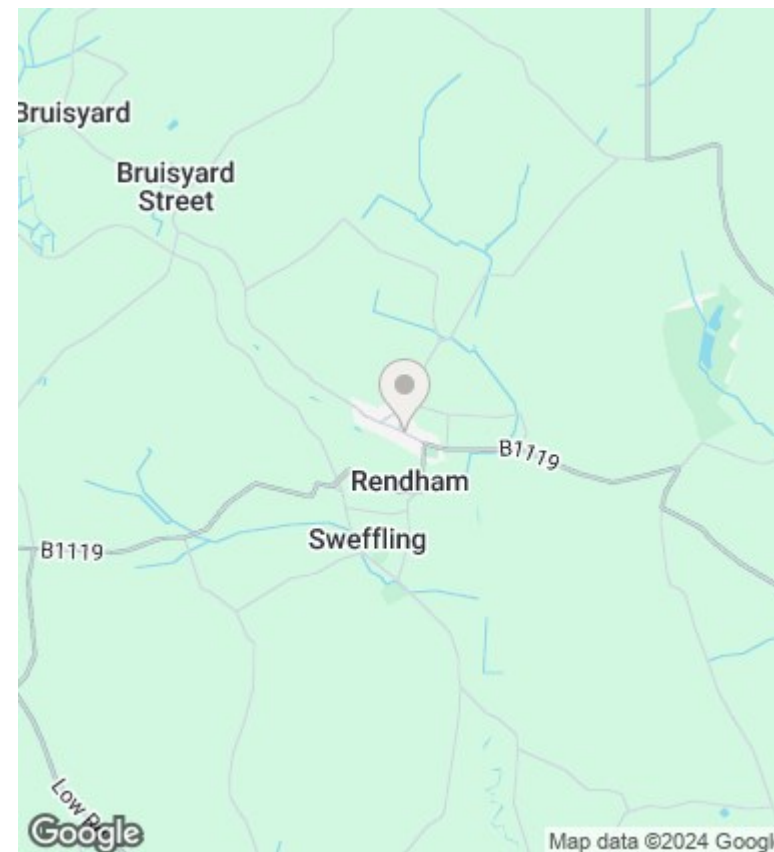


1ST FLOOR  
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA - 509 sq.ft. (47.3 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

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	22	
(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](http://www.epcregister.com)