



6 MOUNT PLEASANT ROAD
REYDON



An extended character cottage situated in the popular village of Reydon with off road parking and a generous rear garden.

Set back from the road via a small enclosed garden, the cream rendered cottage is accessed through the storm porch into a hallway which provides access to the living room and stairs to the first floor. The ground floor is made up of a comfortable sitting room with feature fireplace and useful cupboard. A door leads to the extended kitchen/dining room with further seating area and double doors out on to the rear courtyard. The ground floor accommodation is completed with a utility room and wet room.

On the first floor the principal bedroom is situated to the front of the property and boasts a period feature fireplace. There is a further double bedroom on this floor as well as a family bathroom with roll top bath. There is a further storage room with stairs to the second floor which boasts the third double bedroom which is light and bright with eaves storage.

Outside there is a walled courtyard space directly to the rear of the property with a parking space and a further garden bisected by a shared driveway. The rear garden is

mostly laid to lawn with established shrub borders.

Situated in the popular village of Reydon this area offers a number of amenities including village stores, medical centre and a public house with Southwold offering an abundance of local shops, restaurants and coastal attractions.

VIEWING

Strictly by appointment with the agent's Southwold Office.

EPC - D

TENURE - FREEHOLD

LOCAL AUTHORITY

East Suffolk Council. Band B

SERVICES

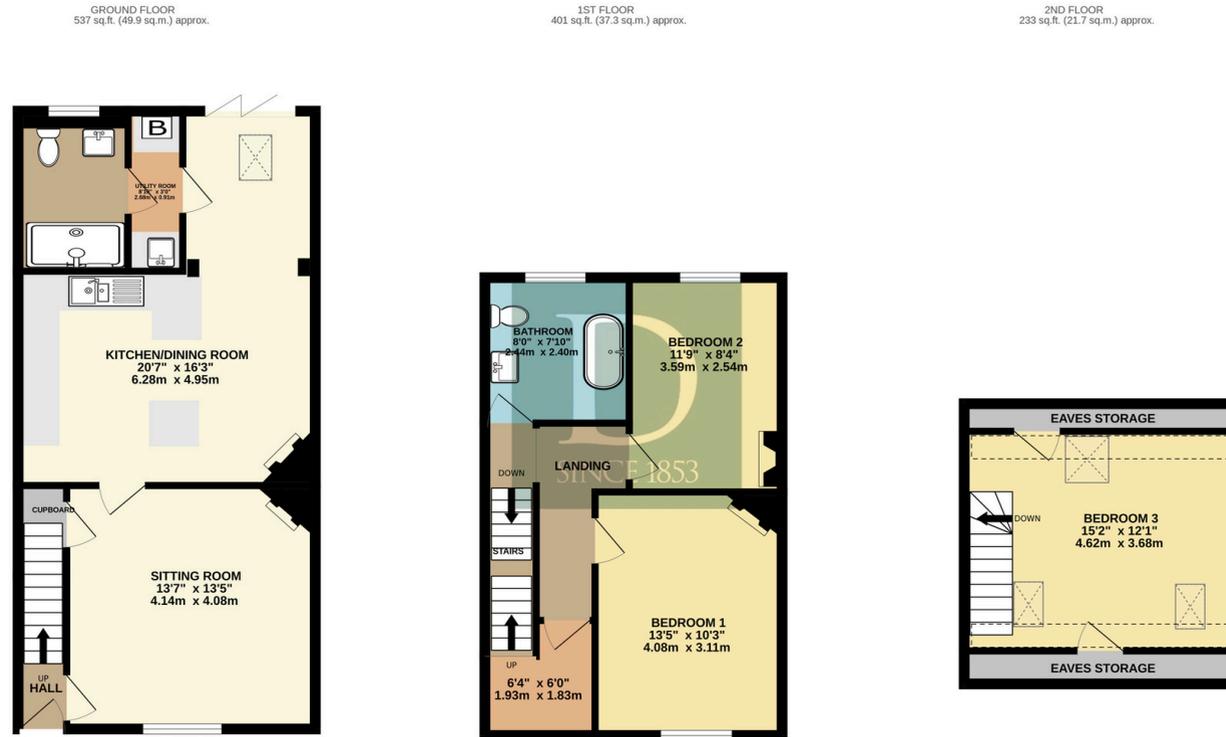
Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)





VILLAGE
LOCATION

FLOOR PLAN



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 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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