



Grier & Partners
— LAND AND ESTATE AGENTS —

SWALLOW COTTAGE, GROVE ROAD
KNODISHALL, SAXMUNDHAM, IP17 1TL
RENT £1,325 PCM





INTRODUCTION

situated within the wonderful surroundings of the Suffolk village of KNODISHALL, close to the Heritage coast and the popular town of Aldeburgh. This modernised and well presented two bedroom with en-suite 1,220 square foot cottage offers spacious flexible accommodation over two floors, a private garden and parking for two vehicles (one under cover). Electric, Water and heating included within the monthly rental figure. Standard broadband available.



TERMS

Holding Deposit x 1 weeks rent £305.70

Deposit 5 x Weeks Rent £ 1528.84

NO PETS

Heating included, wet system to radiators throughout

Water Included (reasonable usage expected)

Electric included (reasonable usage expected)

Council Tax payable by tenant

Access required to meter cupboard with prior notice

Bins located at the top of the driveway

ENTRANCE

via secure double glazed door from the shared courtyard into the:

LIVING SPACE

39.05 x 14'03 with windows to the front (South) and side (West) with a further door out into the rear garden. This wonderful living space with oak effect flooring, offers the ability for a tenant to configure it to their own requirements, offering space for a sitting area and dining space. Door to the cloakroom and:

KITCHEN

14'03 x 7'03 with windows to the front (South) and side (West) with a further door out into the rear garden. This wonderful living space with oak effect flooring, offers the ability for a tenant to configure it to their own requirements, offering space for a sitting area and dining space. Door to the cloakroom and:

CLOAKROOM

6'7 x 4'06 spacious cloakroom with w/c, wash basin, heated towel rail and illuminated vanity mirror. Extractor fan.

LANDING

stairs ascend and return through 180 degrees from the ground to the first floor. Velux roof light and two cupboards to the side one with shelving and the other containing the mains pressure hot water cylinder.





BEDROOM ONE

16'02 x 15'07 max window to the front, newly fitted carpets, vaulted ceiling door through into the:



EN-SUITE SHOWER ROOM

6'03 x 4'09 opaque window to the rear (North), tiled walls and tile effect flooring. Walk in shower cubicle to the side, wash basin, heated towel rail and w/c, recessed ceiling lights and extractor fan.

BEDROOM TWO

14'06 x 9'09 window to the side (West) overlooking the garden, vaulted ceiling, shelving space and ample room for double bed and freestanding wardrobes.



EN-SUITE BATHROOM

7'02 x 6'05 tiled walls to all sides, inset panel bath with screen and shower over, wash basin with illuminated vanity mirror over, w/c, heated towel rail, recessed ceiling lights and extractor fan.

OUTSIDE

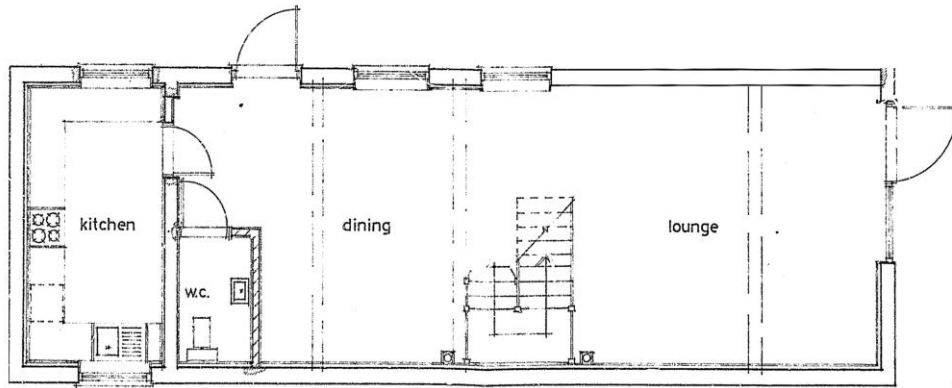
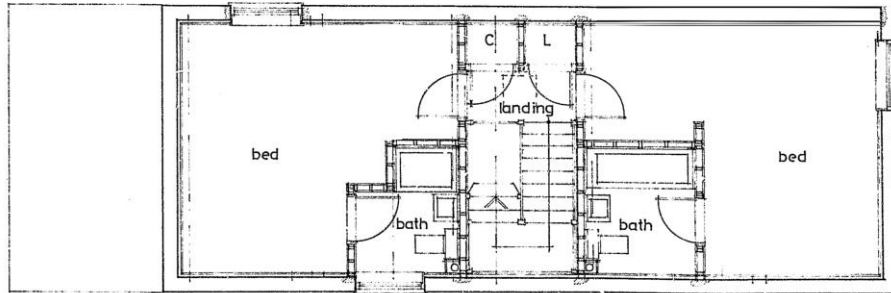
to the side of the property a pretty, private courtyard (20'00 x 18'07) enjoys a Westerly aspect, well stocked flower beds to the side of the property by the back door and close board fencing marks the boundary's with a back gate to the side. To the front of the cottage a shared courtyard enjoys a South facing aspect. Passageway to the rear of the property where ample parking is available, one under cover space within the cart lodge and a further external space adjacent.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

