



12 Weavers Lane, Sudbury, CO10 2EZ

£1,395 Per Month

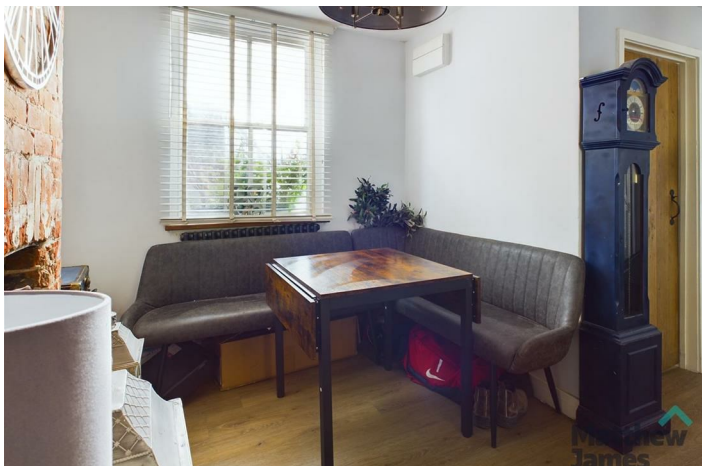
- Semi Detached Cottage
- En-Suite, Family Bathroom & Cloakroom
- Close to Amenities and Town Centre
- Available Early August
- Three Double Bedrooms
- Summerhouse
- Kitchen, Utility and Lounge/Dining Room
- Unfurnished

12 Weavers Lane, Sudbury CO10 2EZ

Welcome to this charming Grade II listed cottage located on Weavers Lane in the heart of Sudbury. This delightful terraced house boasts a large open plan reception room, three double bedrooms, and two bathrooms. Situated in the town centre, this property offers the convenience of easy access to local amenities, shops, and restaurants, all within walking distance. The charm of this cottage is further enhanced by its period features, adding character and warmth to the living space. Available early August 2024. Unfurnished.



Council Tax Band: C



Entrance Hall

With door opening to:

Living/Dining Room

12'0" x 23'5"

A spacious light open plan area with large sash window to front aspect and French Doors opening into the rear garden. A double door multi-fuel burner with brick hearth and a log burner with red brick surround. Stairs leading to the first floor landing. Open to:

Kitchen

9'5" x 11'7"

Fitted with a range of traditional shaker style cupboards and drawers with oak worktop and upstand. Matching range of eye level wall mounted units. Integrated butler sink with mixer tap and drainer. Integrated single oven with ceramic hob and extractor above. Slimline dishwasher. Large sash window to front aspect. Door to:

Utility Room

9'1" x 4'4"

Fitted with matching units to the kitchen and with plumbing for washing machine. Gas fired boiler. Heated towel rail. Window and door to rear garden. Further door to::

Cloakroom

Low level WC and wash hand basin.

Landing

Doors opening to:

Bedroom One

12'8" x 9'4"

A double bedroom with large sash window to front aspect. Door to:

Ensuite

5'7" x 5'2"

Large walk-in shower with overhead shower, Low level WC and wash hand basin. Window to rear aspect. Heated towel rail.

Bedroom Two

11'1" x 10'11"

A double bedroom with large sash window to front aspect. Two large storage cupboards.

Bedroom Three

8'6" x 12'2"

A double bedroom with window to rear aspect.

Bathroom

12'1" x 4'4"

A lovely white suite with rolltop bath with central mixer tap and handheld shower. Low level WC and wash hand basin. Heated towel rail. Window to rear.

Outside

To the front of the property is access to both the front door and side access gate leading to rear garden.

The rear garden is mainly laid to lawn with well-established borders, summerhouse found to the rear and a raised terrace seating area.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1609.00

Council Tax Band: C

Availability: Early August 2024

EPC Rating: E (Grade II listed and in conservation area)

No Pets

Non Smokers

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

Viewings

Strictly by prior appointment with the Letting Agent.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

Viewings

Viewings by arrangement only. Call 01206 580499 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area[®]
 918.59 ft²
 85.34 m²

Reduced headroom
 7.43 ft²
 0.69 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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