Chartered Surveyors / Estate Agents

Clarke & Simpson

A well presented three bedroom detached property situated in the popular village of Tunstall

Rent: £1,200 PCM

Ref: R3043

1 Tunstall Green
Tunstall
Suffolk
IP12 2JJ



Entrance hall, cloakroom, sitting room, kitchen, utility & dining room.
Three bedrooms & bathroom.
Enclosed garden, parking & single garage.

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To let unfurnished on an Assured Periodic Tenancy

Entrance Hall
With radiator, stairs off to the first floor and doors off to

Cloakroom
Fitted with WC, pedestal wash basin and radiator.

Kitchen 13'10" x 10'10" (max) (4.23m x 3.31m (max))
Fitted with a range of base and wall cupboards with worksurface over inset with a single bowl single drainer sink. Space for electric cooker with extractor hood above. Space for fridge-freezer. Radiator and under stairs cupboard. Doors off to

Utility Room 2.67m x 1.63m
With space and plumbing for washing machine and door leading to the rear garden.

Dining Room 9'3" x 10'1" (2.83m x 3.08m)
A good size room with double doors leading to the rear garden. Radiator.

Sitting Room 15'10" x 11'4" (4.85m x 3.46m)
A spacious room with windows to the front and rear. Two radiators.

Stairs from the hall lead up to the

First Floor

Landing
With doors off to

Bedroom One 15'11" x 10'7" (4.87m x 3.23m)
An excellent size double bedroom with windows to front and rear. Radiator and fitted hanging cupboard.

Bathroom
Fitted with WC, pedestal wash basin and bath with mixer taps and shower attachment

Bedroom Two 8'0" x 6'7" (2.45m x 2.02m)
A single bedroom with two windows and radiator.

Bedroom Three 11'3" x 8'11" (max) (3.45m x 2.72m (max))
A double bedroom with window to the front. Radiator and airing cupboard housing the hot water tank.









Outside

To the front, the property is accessed via a pathway flanked by areas of lawn. To the rear, there is a good size garden with lawn with pathways and parking space. To either side of the property there are access gates to the front and a further gate at the rear with vehicular access from Tunstall Green. The property also benefits from a single garage.

Services

Mains water, electricity and drainage connected. Oil-fired central heating.

Council Tax

Band C; £1,931.67 payable 2026/2027

Viewing

Strictly by appointment with the Agent.

Broadband

To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Coverage

To check the Mobile Phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

Tenancy Term

To let unfurnished on an Assured Periodic Tenancy at a monthly rent payable £1,200 pcm.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

24th November 2026



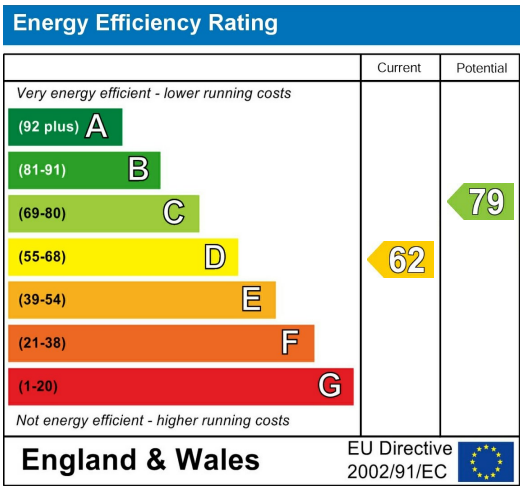
Directions

From Wickham Market, proceed into Campsea Ashe on the B1078 and follow the road through into Tunstall village. At the junction with The Green Man Public House, turn left and then immediately left again. Proceed along this road and take the first right into Tunstall Green. Follow the road around to the left and the rear property access will be found straight ahead at the end of road. For those using What3words app: ///pans.flipper.seabirds









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