



14 MOUNT PLEASANT  
PEASENHALL, SAXMUNDHAM, IP17 2LN



Located on a quiet close in the popular village of Peasenhall, 14 Mount Pleasant is one to view! This semi-detached bungalow offers three bedrooms, off-road parking, and gardens to the front and rear.

Entering through the front door, you step into the utility/boot room. This bright and welcoming space offers views over the garden and ample natural light. It also features a convenient sink and worksurface area. From here, a hallway provides access to the kitchen, sitting/living room, bedroom one and bathroom. The kitchen boasts a range of wall and base units, worksurfaces and space for free-standing appliances. The living/dining room is a good size and versatile space, overlooking the front aspect of the property. Bedroom one is a well-proportioned single room which overlooks the side aspect and garden area. The bathroom offers a bath with shower over, basin and toilet. A hallway off the living/dining room provides access to the further two bedrooms as well as a built-in cupboard space, providing convenient extra storage. Bedroom two is a single room which features views over the garden. Bedroom three is a double room, featuring a door which opens onto the rear garden.

Outside, there are front and rear gardens, both of which are mainly laid to lawn. The rear garden also features a patio area, a garden shed and a number of mature shrubs. Off-road parking is available through double gates to the rear garden.

**SERVICES** - Mains water, electricity and drainage are connected to the property. Heating is provided by way of electric storage heaters (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

**LOCAL AUTHORITY** – East Suffolk, Council tax band C

**EPC** – TBC

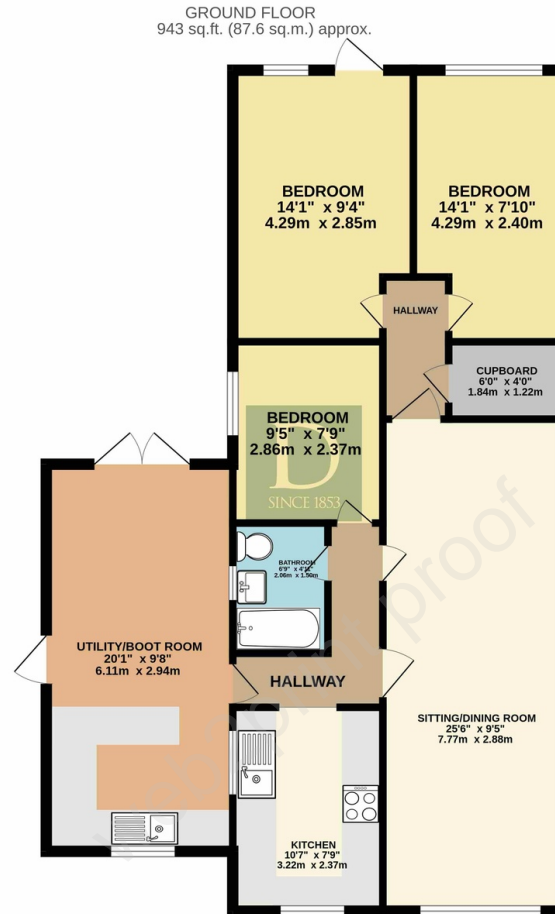
**TENURE** - Freehold

**VIEWING** - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.





## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 12 Thoroughfare,  
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**

Email : [halesworth@durrants.com](mailto:halesworth@durrants.com)