

*A delightful and well presented
one/two bedroom period cottage
situated in the heart of the
desirable village of Earl Soham*

Rent £695 p.c.m
Ref: R397/H

Street Cottage
The Street
Earl Soham
Suffolk
IP13 7SA



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

Street Cottage is situated in the centre of the pretty village of Earl Soham. This thriving village includes John Hutton's butchers and coffee shop and the renowned Victoria public house. There is a primary school and pre-school group as well as both tennis and bowls clubs. The village lies within a designated Conservation Area surrounded by the picturesque countryside of the Deben Valley.

The historic market town of Framlingham lies approximately 4 miles to the east and provides an extensive range of local shopping, commercial and recreational facilities, together with excellent schools in both the private and state sectors. The county town of Ipswich lies approximately 14 miles to the south and here there are main line railway services to London's Liverpool Street station taking just over the hour. The A14 is accessible some 12 miles to the west and provides a dual carriageway link to Cambridge and the Midlands as well as to London via the A12 or M11.

The Accommodation

Entering through a solid wooden door into

Entrance Porch

With partially glazed wooden door leading through to the

Sitting Room 15'7 x 12'3 (max) (4.74m x 3.73m) (low ceiling height - approx 6')

South East. A good size room with window overlooking the front of the property and large exposed wooden beam. Central fireplace with tiled hearth and inset with a multi-fuel stove. Telephone socket, television and satellite lead in and electric heater. A door gives access to a fitted **storage cupboard**.

Dining Room 12'11 x 8'6 (3.93m x 2.59) (low ceiling height - approx 6')

South East. With window looking over the front of the property, electric heater, telephone socket and large understairs **storage cupboard**. A door off the sitting room leads through to the

Rear Lobby

With hatch to attic, electric heater and with doors to the

Kitchen 8'9 x 7'2 (2.66m x 2.18m)

North West. Fitted with a range of base and eye level kitchen units with cream fascias and marble effect formica worksurface over incorporating a single bowl single drainer stainless steel sink with mixer tap over. Lamona single electric oven, Lamona four ring electric hob and extractor hood above. Space for fridge freezer. Hatch to attic.



Bathroom

Fitted with low flush WC, pedestal wash basin and plastic panelled bath with mixer tap and shower attachment over and shower screen. Extractor fan, shaver light, heated towel rail and fan heater. A door gives access to the **airing cupboard** with partially slatted wooden shelf and fully lagged hot water tank.

Sun Room 9'10 x 6'10 (3.00m x 2.08m)

North West. A light room with windows overlooking the rear of the property and door giving access to the garden. Electric heater, water softener and space and plumbing for washing machine.

Stairs from the dining room lead up to the

First Floor

Landing/Bedroom Two 16' (max) x 8'2 (4.87m x 2.48m)

South East. A versatile space which would make an excellent size dressing room. Hatch to attic and electric heater. **Please note; this is a walk through bedroom.**

Bedroom One 15'8 x 9'2 (4.77m x 2.79m)

South East. A good size double bedroom with a south facing window overlooking the front of the property. Electric heater, telephone socket, television aerial socket and door giving access to a large **fitted hanging cupboard**. **Please note; bedroom one can only be accessed through bedroom two.**



Outside

To the front of the property there is low level metal fencing and a gate giving access to a paved pathway leading to the front door. The path is flanked either side by grass and hedges.

The rear garden is accessed from the Sun Room where there is a concrete path and steps leading to the main area of garden with raised flower beds either side. The garden is mainly laid to grass and enclosed by wooden fencing. There is also a small garden shed available for use by the tenant. Pedestrian access over the neighbouring properties.

Services Mains electricity, water and drainage connected. Modern electric heating.

Council Tax Band B £1,560.09 payable 2023/2024

Local Authority East Suffolk Council

Viewing Strictly by appointment with the agent.

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 a 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.

July 2023



Directions

From Framlingham, take the B1119 Saxtead Road and at the junction with the A1120 turn left and proceed towards Earl Soham. On entering the village, continue past the school and Street Cottage will be found a short way along on the right hand side before the butchers and identified by a Clarke and Simpson 'To Let' board.

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55-68	D		
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21-38	F		
1-20	G		

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