



Rent £895

Thrift Cottage, 14 Chantry Road, Saxmundham, IP17 1DJ

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A Grade II Listed period three bedroom cottage close to the centre of Saxmundham town with pretty rear garden. EPC D.

## Location

Thrift Cottage property enjoys a prominent position in the centre of Saxmundham town centre.

The market town of Saxmundham offers good local facilities including restaurants, hotel, Waitrose and Tesco supermarkets. Saxmundham railway station has good connections through to Ipswich with connecting trains through to London's Liverpool Street Station. To the east lies the Suffolk Heritage Coast with the popular centres including Southwold, Walberswick, Thorpeness and Aldeburgh all being within easy reach. Snape, home to the Aldeburgh music and food festivals, is within about three miles to the south, and the County Town of Ipswich lies approximately twenty miles to the south-west.

## The Accommodation

### Ground Floor

The property is entered through the front door into the

#### Sitting Room

12'6" x 11'1" (3.81m x 3.38m)

A cozy sitting room with many period features including a central beam. A fireplace which houses the gas fire. Integrated shelving and cupboards either side of the fireplace. Radiator. A doorway leads to the

#### Dining Room

12'5" x 8'1" (3.78m x 2.46m)

A spacious room with window to rear elevation. Radiator. An archway leads through to the

#### Kitchen

8'6" x 6'8" (2.59m x 2.03m)

With a range of modern base and wall units. Rolltop worksurface's with one and a half stainless steel sink. Tile splashback surround. Freestanding gas cooker, undercounter fridge and washing machine. Glazed door which leads out into the rear courtyard.

Returning to the sitting room, a staircase leads to the

### First Floor

With a door leading into

#### Bedroom One

12'5" x 11'8" (3.78m x 3.56m)

A spacious room with a bank of built-in wardrobes which includes hanging rail and shelving. Radiator.

A further door leads into

#### Bedroom Two

8'7" x 8'1" (2.62m x 2.46m)

A bright bedroom to the rear of the property. Radiator. A door leads into the

## Bathroom

A white suite comprising of bath with shower screen and overhead shower. Tiled splashback surround, low-level flush WC, pedestal wash hand basin with cupboard over. Window to rear elevation.

From bedroom one, a further leads to a second staircase and to the

## Second Floor

#### Bedroom Three

13'1" x 12'5" (3.99m x 3.78m)

A spacious double room with window to front elevation. Radiator. Loft hatch to the ceiling.

## Outside

The garden is mainly laid to lawn with mature hedges and shrubs and a small patio area. A shed for storage is situated at the rear of the garden.

There is a right of way path across the rear of the cottages to allow for access to other properties and refuse bins.

## Services

Services Mains electricity, gas central heating, water and drainage connected.

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

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

## Council Tax

Council Tax Band ????? £ payable

Local Authority East Suffolk

Viewings Strictly by appointment with the Agent.

## Term

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

## NOTE

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.

January 2026

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit equivalent to one weeks rent. Upon receipt, we will then complete a reference report. Prior to taking occupation of the property you will be required to pay a deposit equivalent to five weeks rent (to include the holding deposit received), together with the first months rent in advance.

## Directions

From A12 take B1119 into Saxmundham. After this junction, take the second right hand fork onto Mill Road, proceed down the hill crossing the railway line and Samkins garage on your right. Thrift Cottage will be found a short distance after this on the right hand side. Although there is no parking available with the property, on-street parking is available in the vicinity. For those using What3words app:/// afflict.wires.ivory

