Chartered Surveyors / Estate Agents

Clarke & Simpson

A modern four bedroom mid terraced house on this popular residential development in Rendlesham, a short drive from the market town of Woodbridge.

Rent: £1,295 PCM

Ref: R1468

17 Hercules Road
Rendlesham
Woodbridge
IP12 2GP



A modern mid-terrace house within the popular village of Rendlesham. Comprising; Entrance hall, cloakroom, kitchen, dining room, sitting room, large conservatory.
Master bedroom with en-suite shower, three further bedrooms and family bathroom.
Enclosed rear garden, parking and garage.

To let unfurnished on an Assured Periodic Tenancy

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Location
17 Hercules Road is situated in a convenient position on the popular Rendlesham Estate.

Rendlesham village has a medical centre, primary school, a nursery and a variety of useful shops. Rendlesham is six miles from the attractive Market Town of Woodbridge which best known for its outstanding riverside setting and also offers a good choice of schooling in both state and private sectors, a wide variety of shops and restaurants, a cinema/theatre, train station and marina. The Heritage Coastline at Orford is 8 miles to the east.

The County Town of Ipswich is fifteen miles to the south west, where there are regular trains to London Liverpool Street with the journey time taking just over one hour.

Ground Floor
Entering through partially glazed entrance door into

Entrance Hallway
With stairs off to the first floor and doors off to

Sitting Room 18'0" x 10'7" (5.49m x 3.23m)
With window to front elevation and French doors leading into the Conservatory. Ornamental fireplace. Radiator.

Conservatory 16'11" x 14'0" (5.16m x 4.27m)
Fully glazed with French doors leading to the garden. Tiled floor with underfloor heating. Door with access to the Kitchen.

Kitchen 13'11" x 8'0" (4.24m x 2.44m)
Fitted with a range of wall and base units with worksurface over and one and a half bowl stainless steel single drainer sink. Four ring gas hob with extractor hood over and integrated electric oven. Space and plumbing for washing machine and dishwasher. Understairs cupboard. Door returning to the hallway.

Dining Room/Study 9'3" x 8'8" (2.82m x 2.64m)
A versatile room with radiator and window to the front.

Cloakroom
Fitted with WC, wash hand basin and radiator.

Stairs from the Entrance Hall lead up to the

First Floor

Landing
With Airing Cupboard, radiator and doors off to

Bedroom One 11'7" x 9'11" (3.53m x 3.02m)
A double bedroom with window to front and radiator. Door to

En-Suite Shower Room
Fitted with WC, wash hand basin, radiator and fully tiled shower cubicle.

Family Bathroom
Fitted with WC, pedestal wash basin, and bath with mixer taps and separate Aqualisa shower over. Shaver light and chrome heated towel rail.

Bedroom Two 11'1" x 8'5" (3.38m x 2.57m)
A further double bedroom with window to the front and radiator.

Bedroom Three 10'10" x 6'6" (3.30m x 1.98m)
A good size single bedroom with radiator and window overlooking the rear garden.

Bedroom Four 9'10" x 5'11" (3.00m x 1.80m)
A further single bedroom with radiator and window overlooking the rear of the property.

Outside
To the rear of the property is an enclosed garden, accessed from the Conservatory. A path leads around the garden and to the rear of the single garage with parking to the front and storage area to the rear. To the front of the property is an entrance path, either side of which is laid to grass and edged by hedging.







Services

Mains water, electricity, drainage and gas connected. Gas fired central heating.

Broad Band

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

Council Tax

Council Tax C Band £2,156.63 payable per annum 2026/2027

Local Authority

Local Authority: East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

Tenancy Term

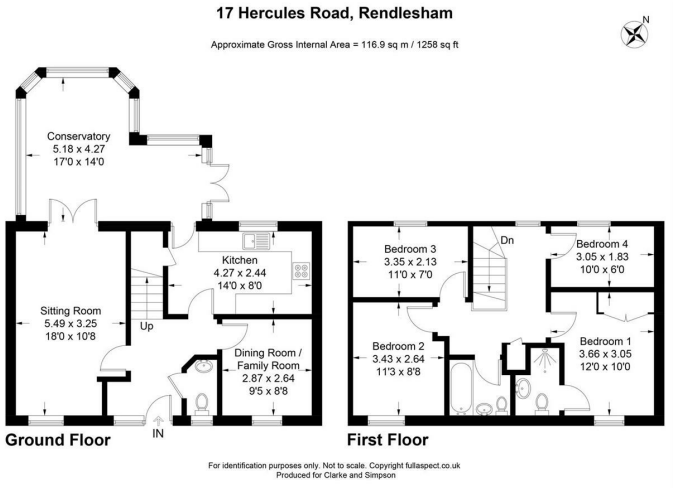
To let unfurnished on an Assured Periodic Tenancy at a monthly rental of £1,325 per calendar month.

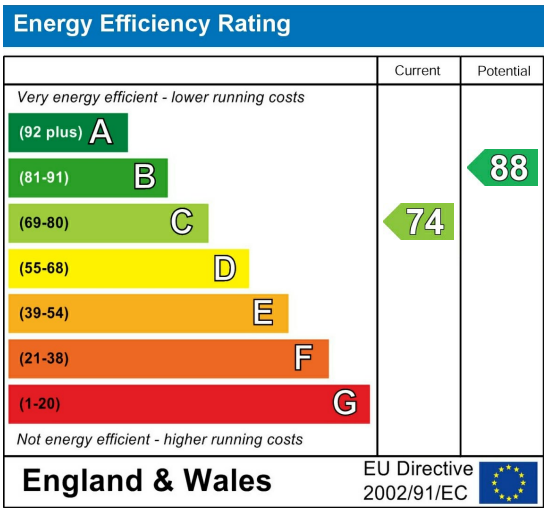












NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract. No responsibility can be accepted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

12th November 2026



Directions

Heading towards Tunstall on the B1069 from Woodbridge, take the first exist on the Bentwaters roundabout signposted Rendlesham Village Centre. Proceed into Rendlesham on Acer Road following the road round to the left taking a left turn into Magnolia Drive and the following first left into Hercules Road. At the end of this road turn left and number 17 can be found on the left hand side. Beyond the property on the left hand side is the garage and parking (right hand one of the pair). For those using the What3Words app: ///coach.cabin.coil



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