



Model Farm
Combs, IP14 2JG
£ 950 PCM

MaxwellBrown

Independent Property Agents

To Let - Available Immediately

Situated in the pleasant village of Combs approx. 2 miles from the centre of Stowmarket this Grade 2 listed converted farm building offers spacious accommodation comprising open plan living room/kitchen, two double bedrooms and bathroom. Further benefits include electric heating, enclosed courtyard garden with useful store and parking space. The property is available part furnished.



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Panelled entrance door to:

Lounge:

Window to front, vaulted ceilings with original cast iron tie bars, two Velux windows, TV and telephone point, two electric panel radiators.
opening to:

Kitchen:

Fitted with range maple effect kitchen units at base and eye level, white worktops and tiled splash backs, electric ceramic hob and extractor hood, Resin single drainer sink unit with mixer tap, automatic washing machine, fridge freezer, breakfast bar, wood effect laminate flooring. Built in airing cupboard with hot water tank and immersion heater, window and glazed door to rear garden:

Bedroom 1:

Window to rear, vaulted ceiling, feature arched stone niche, Creda night storage radiator, TV and telephone point.

Bedroom 2:

Window to front, electric radiator.

Bathroom:

Fitted with a white suite comprising panelled bath with shower mixer tap, curtain & rail, low flushing WC, pedestal wash basin, tiled splash back, extractor fan, wall fan heater, Velux window, mosaic style vinyl flooring.

Outside:

The property is approached via a communal stone roadway with parking to the front. There is an attractive enclosed courtyard garden with small patio and lawn with shrub borders. There is a useful store shed.

Services:

Mains water, electricity and drainage are connected to the property. Council Tax is payable to Mid Suffolk Council. Band B.

Agent's Notes:

We are offering this property to rent on an Assured Shorthold Tenancy with a minimum initial term of 12 months. Please note that interested applicants will be required to pay a £219 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. 5 weeks rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.

Broadband Availability:

Standard: 8 Mbps download

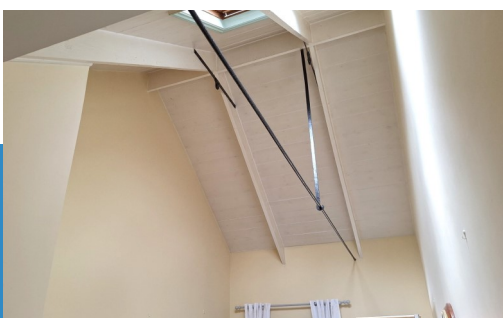
Superfast: 80 Mbps download

Ultrafast: 1000 Mbps download

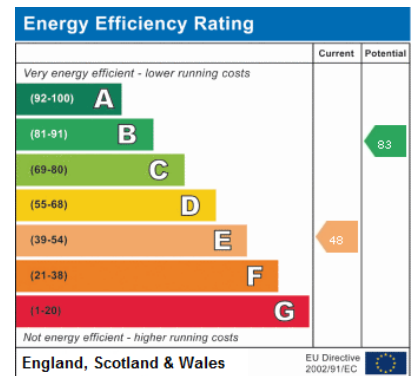
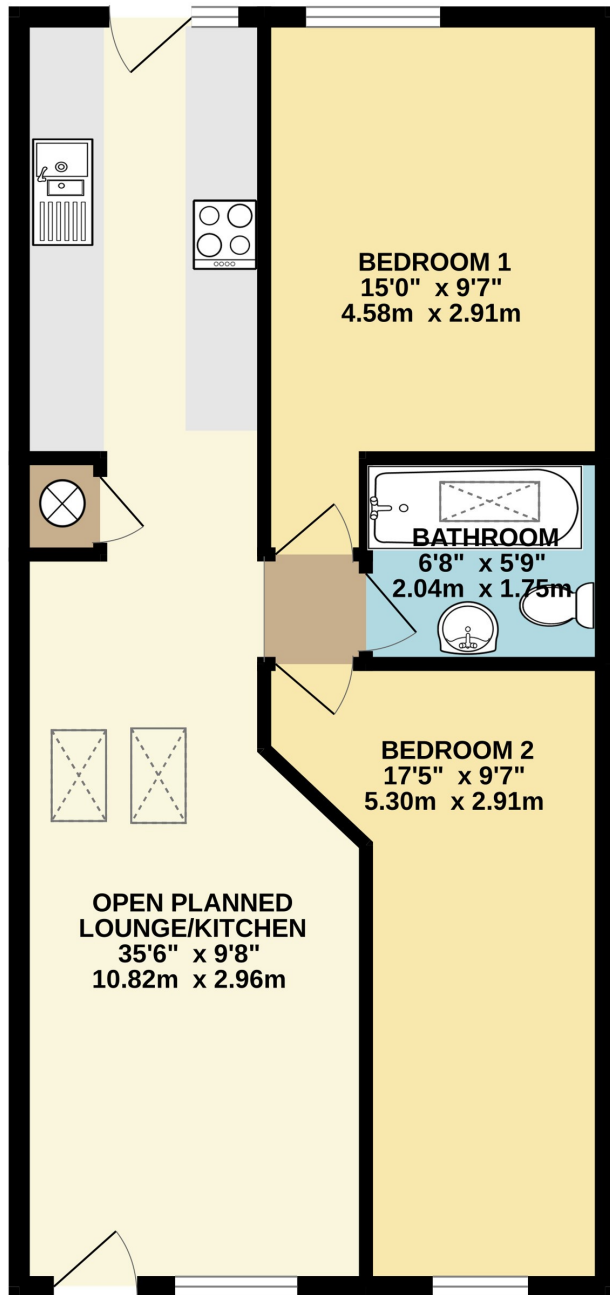
Networks available: Openreach,

Details obtained from Ofcom

The property is part furnished including a 3 piece suite, sideboard, sleigh bed, wardrobe, chest of drawers, bedside unit, fridge freezer and washing machine.



GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

