Chartered Surveyors / Estate Agents

Clarke & Simpson

A period two bedroom terraced cottage situated close to the town centre of Saxmundham.

Rent: £895 PCM

Ref: R1886

31 Mill Road
Saxmundham
Suffolk
IP17 1DS



Sitting room, kitchen, utility.
Two first floor bedrooms and shower room.
Rear courtyard with steps to high level terrace area.

To let unfurnished on an Assured Periodic Tenancy

Clarke & Simpson
Well Close Square
Framlingham
Suffolk
IP13 9DU
Tel: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson

Location
31Mill Road is situated close to the town centre of the market town of Saxmundham.

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
Entering through UPVC front door into

Sitting Room 12'1" x 8'7" (3.68 x 2.61)
A good size living space with central display fireplace, double panel radiator, TV aerial socket and window to the front.

A door lead to the

Kitchen 12'1" x 8'7" (3.68 x 2.61)
Fitted with a range of base and eye level kitchen units with roll top worksurface over, inset with single drainer stainless sink. Space for electric cooker. Space for fridge/freezer. Double panel radiator and stairs to the first floor and with door through to

Utility Room 7'6" x 5'9" (2.29 x 1.75)
With plumbing and space for washing machine and tumble dryer. Radiator and gas fired boiler. A door leads to the courtyard garden.

Stairs from the kitchen lead up to

First Floor

Landing
With doors off to





Bedroom One 10'8" x 9'7" (3.26 x 2.91)
A good size double bedroom with window to the front, double panel radiator and alcove hanging rails.

Bedroom Two max (max)
A good size single or smaller double bedroom with double panel radiator and telephone socket.

Shower Room
Fitted with low flush WC, pedestal wash hand basin and fully tiled shower cubicle with electric shower. Chrome heated towel rail.

Outside
To the rear of the property is a very pleasant paved courtyard area and a side pedestrian gate, with right of way across the neighbouring property. A raised flower bed edges the courtyard and a metal staircase leads up to the delightful Sun Terrace with south facing seating area with raised beds, block retaining wall and timber fencing.

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





Broadband
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
Band A £1,601.42 payable per annum 2026/2027

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 the rent of £895 per calendar month.

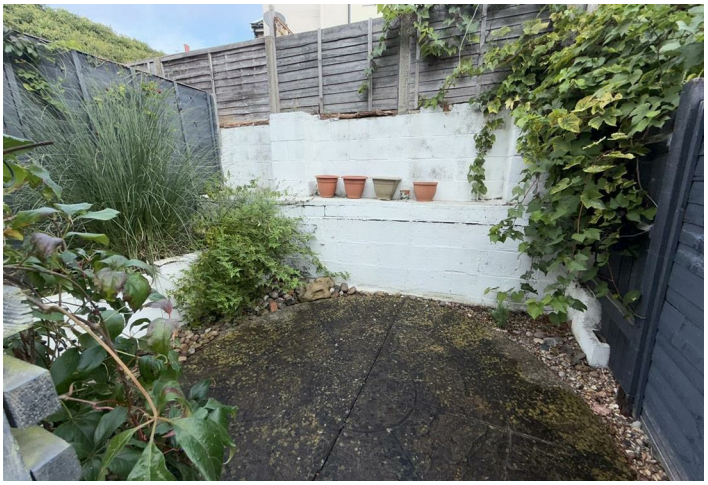
NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract. No responsibility can be accepted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

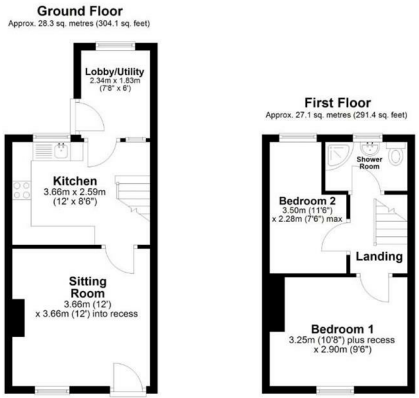
8th November 2026



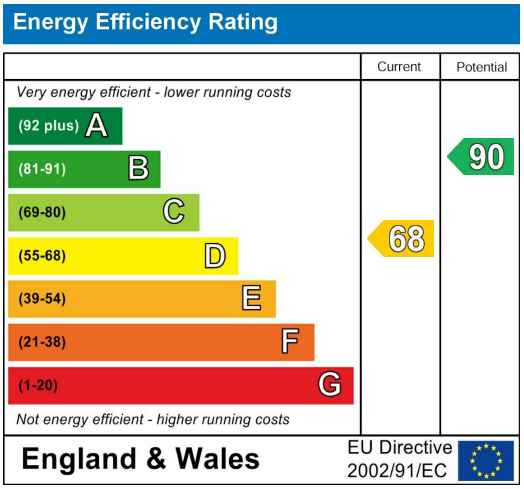
Directions

Heading north along the A12 turn right signposted Saxmundham. Continue along this road passing Saxmundham free school and a short distance after, take the next right hand fork onto Mill Road, proceed down the hill and the property will be found on the left hand side and as identified by the Clarke and Simpson 'To Let' board. For those using the What3Words app: /// purse.developer.locate









Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call

www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1
rightmove find your happy
OnTheMarket.com
facebook
RICS
arla propertymark PROTECTED