

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



RENT

£1,325 PCM

Ref: R1468

Address

17 Hercules Road
Rendlesham
Woodbridge
Suffolk
IP12 2GP



Entrance hall, cloakroom, kitchen, dining room, sitting room, 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

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The property will be found along Hercules Road, a short distance from the playing fields and primary school in the popular village of Rendlesham. Local facilities include a doctor's surgery, dentist, an excellent primary school, nurseries and a range of shops and other facilities.

The historic market town of Woodbridge, with its good choice of schools in both state and private sectors, variety of restaurants, shops and other facilities, lies about four miles to the south-west. From Woodbridge there are regular rail services to Ipswich from where fast Inter-City services to London's Liverpool Street station take just over the hour. Orford lies approximately seven miles to the east, with Aldeburgh ten miles to the north.

Ground Floor

Entry via a front door to the

Hallway

A spacious area with doors off to

Cloakroom

With obscure glazed window to front elevation, WC and wash hand basin. Radiator.

Sitting Room 18'0" x 10'7" (5.49m x 3.25m)

With window to front elevation and ornamental fireplace with wooden surround. Radiator. French doors leading to the

Conservatory 16'11" x 14'0" (5.18m x 4.27m)

Fully glazed with French doors leading to the garden. Tiled floor with underfloor heating. A door also leads into the

Kitchen 13'11" x 8'0" (4.27m x 2.44m)

Fitted with a range of wall and base units incorporating a one and a half bowl stainless steel single drainer sink unit with mixer tap over and recessed into rolltop worksurfaces. There is a gas hob with extractor fan over and built-in electric oven under, as well as space and plumbing for washing machine and dishwasher. Door returning to the hallway.

Dining Room 9'3" x 8'8" (2.87m x 2.64m)

A versatile room with single panel radiator and large window to the front of the property.

From the hallway, stairs rise to the

First Floor

Landing

With window to rear and airing cupboard. Doors off to



Bedroom One 11'7" x 9'11" (3.66m x 3.05m)
With window to front elevation and built-in wardrobe cupboard. Radiator. Door to

En-suite Shower Room
With fully tiled shower cubicle, wash hand basin and WC. Radiator.

Bedroom Two 11'1" x 8'5" (3.43m x 2.64m)
A further double bedroom with single panel radiator. Large window to the front and TV aerial socket.

Bedroom Three 10'10" x 6'6" (3.35m x 2.13m)
A good size single bedroom with large window overlooking the rear garden and roof tops beyond with single panel radiator.

Bedroom Four 9'10" x 5'11" (3.05m x 1.83m)
A further single bedroom or excellent size dressing room, with single panel radiator and window overlooking the rear of the property.

Family Bathroom
Fitted with single panel radiator, low flush WC, pedestal wash basin, wall mounted mirror with electric shaver light over. Plastic panelled bath set into fully tiled recess with mixer taps and separate Aqualisa shower over.

Outside
A pathway across the front garden leads to the front door. The front garden is enclosed by hedging with a gate for access.

To the rear of the property is an enclosed garden which is mainly laid to lawn with a paved terrace and a raised sitting area with raised flower beds. A path from here leads to the personnel door of the single garage, which also has an up and over door to the front. There is additional parking space on the driveway.

Viewing Strictly by appointment with the agent.
Services Mains water, sewerage and electricity. 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 Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (Copy available from the agents upon request).

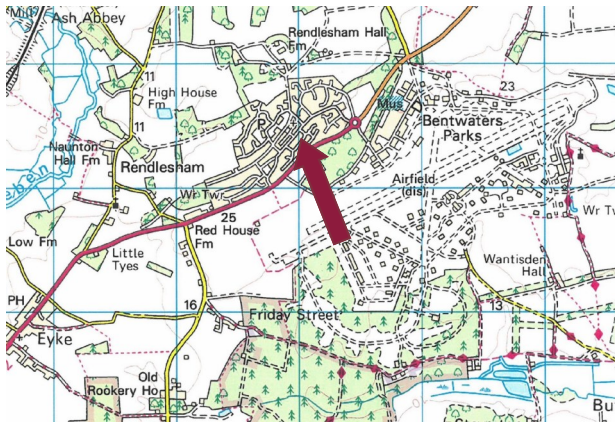
Council Tax C Band £2,156.63 payable per annum 2026/2027

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

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.

October 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions

From the A12 heading south towards Woodbridge, at the first roundabout take the left turning - A1152 signposted Orford, Rendlesham, Woodbridge and Melton. At the traffic lights continue straight across on the A1152. Cross the railway line and the River Deben and at the first roundabout take the first exit signposted Rendlesham, Orford and Snape. Continue past Woodbridge Golf Club on your right and then take the second left turning signposted Eyke and Rendlesham, pass through the village of Eyke and then on approaching Rendlesham take the second entrance into Acer Road. Turn right into Magnolia Drive and follow this until reaching Hercules Road on the right. Proceed to the bottom of the road and bear left and the property will be found on the left hand side, identified by a Clarke & Simpson board.

For those using the What3Words app: /// coach.cabin.coil



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