

A well presented fully furnished three bedroom semi-detached cottage set in the desirable village of Westleton with driveway and gardens.



RENT

£1,375 PCM

Ref: R2587

Address

Pudding Cottage
Wash Lane
Westleton
Suffolk
IP17 3BU



A fully furnished property with spacious kitchen /dining area, sitting room, ground floor bedroom together with a ground floor bathroom. To the first floor are two further bedrooms. Spacious enclosed rear gardens and private driveway.

To let fully furnished 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

Pudding Cottage is situated in the village of Westleton. Westleton is a thriving village with a Post Office/café, as well as The White Horse Inn and The Westleton Crown, which is well known for its food, accommodation and general pleasant ambience. The Suffolk Heritage Coast itself is easily accessible at nearby Dunwich, as is the internationally renowned RSPB Minsmere nature reserve.

The market town of Saxmundham lies a short drive to the south-west and has a good range of shops on its traditional high street, together with both Waitrose and Tesco supermarkets. The railway station at Darsham is about two and a half miles from the property and lies on the East Suffolk line, giving access to Ipswich with connections to London's Liverpool Street station. The world famous Snape Maltings Concert Hall and the Britten-Pears Music School can be found at Snape Maltings, which is approximately seven miles from the property. There is golf and sailing, as well as an abundance of excellent restaurants and shops, at the well known seaside resorts of Southwold and Aldeburgh, which are both approximately nine miles away.

The Accommodation

Ground Floor

Entering through a stable door into the

Entrance Hall

With cupboard which houses the hot water tank, central heating controls, fuse board and controls for the underfloor heating.

Kitchen/Dining Room

With a range of base and wall units, inset granite and wooden worktops, inset stainless steel sink with mixer tap over and splashback surround. Built-in electric oven, induction hob with an extractor hood over. Freestanding dishwasher and washing machine, along with a Montpelier fridge freezer and inset spotlights. French doors open onto the patio and garden. An integrated bench seat, together with a table and chairs, provides ample dining space. An archway leads in to the

Sitting Room

With inglenook fireplace, brick hearth and integrated wood burning stove. Built in cupboards are located either side of the fireplace. Window to the front elevation.

From the sitting room, a door leads in to an inner hall with understairs cupboard providing storage. A door leads in to the

Ground floor bathroom

Comprising of a standalone shower with glass door, roll top bath, low-level flush WC, vanity sink unit with light up mirror over. Heated towel rail and extractor fan.

Ground floor bedroom

A twin bedroom with twin beds. Panelling to the walls. Built in wardrobe with hanging space. Spotlights to the ceiling. Window to the side elevation.



From the sitting room, a staircase rises to the

First Floor

Landing

With restricted ceilings and window to the side elevation providing natural light. A door leads into the

Master Bedroom

With vaulted ceiling incorporating exposed beams with areas of restricted head height. Double bed.

Window to the front elevation. Walk-in built-in cupboard with hanging space offering useful storage.

Bedroom Three

A light and airy room with a beamed ceiling and areas of restricted height ceilings. Single bed. Electric wall mounted heater. Freestanding hanging rail.



Outside

The property is approached via a private driveway with space for two vehicles. A small picket fence leads in to a rear enclosed garden which is mainly laid to lawn, patio area with space for table and chairs.

Viewing Strictly by appointment with the agent.

Services Mains water, electricity. Private sewerage. Air source heating with underfloor 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 = D (Copy available from the agents upon request).

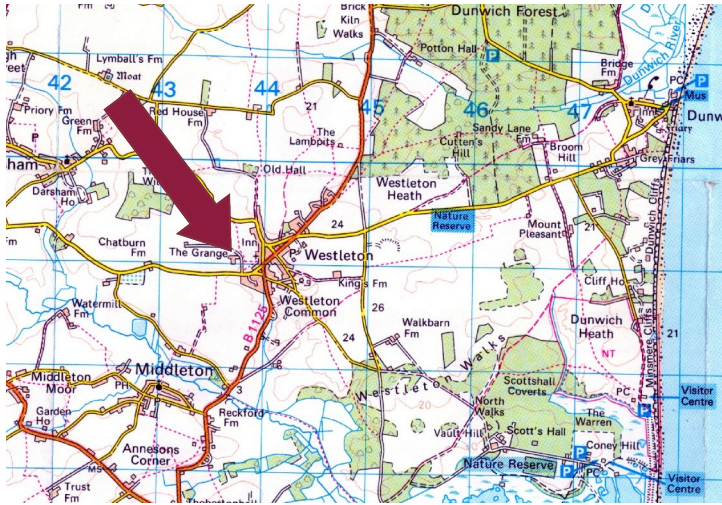
Council Tax Band ; payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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.

August 2026

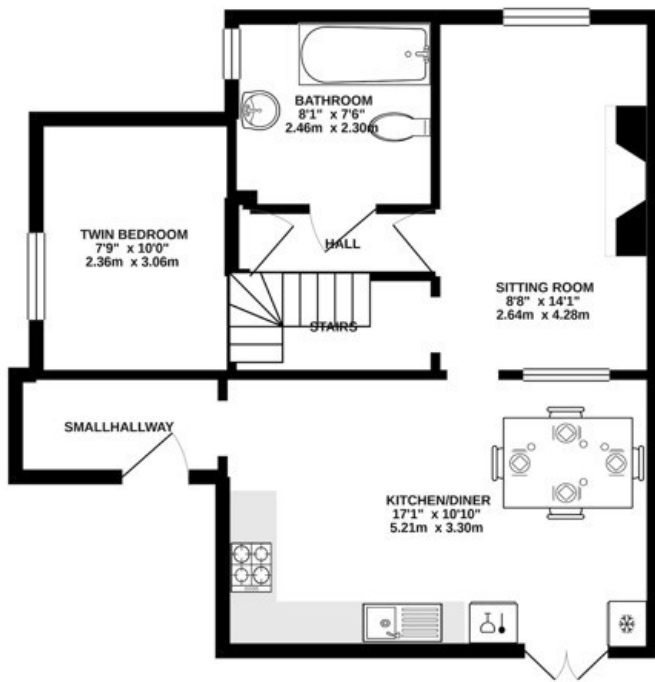
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Directions

From the A12 Yoxford, take the road signposted Westleton, passing Emmerdale Farm Shop on your right, continue along this road, Just before you enter the village of Westleton, Wash Lane will be on your left hand side. Continue along Wash Lane and the property will be found on your left hand side and defined by a Clarke & Simpson 'To Let' board.

For those using the What3Words app:
/// roaring.hound.back



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