

DAVID
BURR



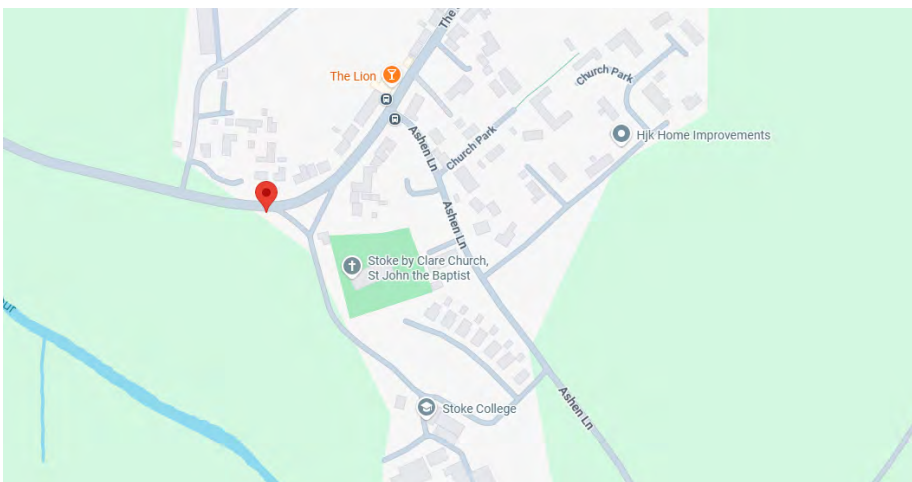
12 The Street

Stoke By Clare, Suffolk

12 The Street

Stoke By Clare, Suffolk

A charming two bedroom cottage offering a range of original character features situated in the heart of this well-served Suffolk village.



- Charming two bedroom cottage
- Range of original character features
- Situated in the heart of this well-served Suffolk village
- Attractive cottage gardens
- Available August 2026

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

INTERIOR

ENTRANCE into SITTING ROOM with brick tile flooring, fireplace with cast iron log grate on a raised brick hearth with a recessed storage cupboard and staircase to the first floor. Door to DINING HALL with space for table and chairs, brick tile flooring and spacious understair recess that is currently utilised as a reading area, brick fireplace with log grate and shelving built into the recess. Outlook to the rear. KITCHEN a charming cottage style kitchen with space and plumbing for a washing machine, space for undercounter fridge/freezer, storage cupboards featuring a two oven Rayburn with dual hotplates and outlook to the rear.

FIRST FLOOR

With lobby landing providing access to BEDROOM 2 a charming bedroom with oak floor boards and outlook to the front aspect and access to the roof space. Door to BEDROOM 1 another charming double bedroom with a fitted double bed frame with storage cupboards beneath and a Victorian cast iron fireplace with oak floor boards. BATHROOM with panelled bath with shower attachment over, WC, pedestal sink unit and oak floor boards.



DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

EXTERIOR

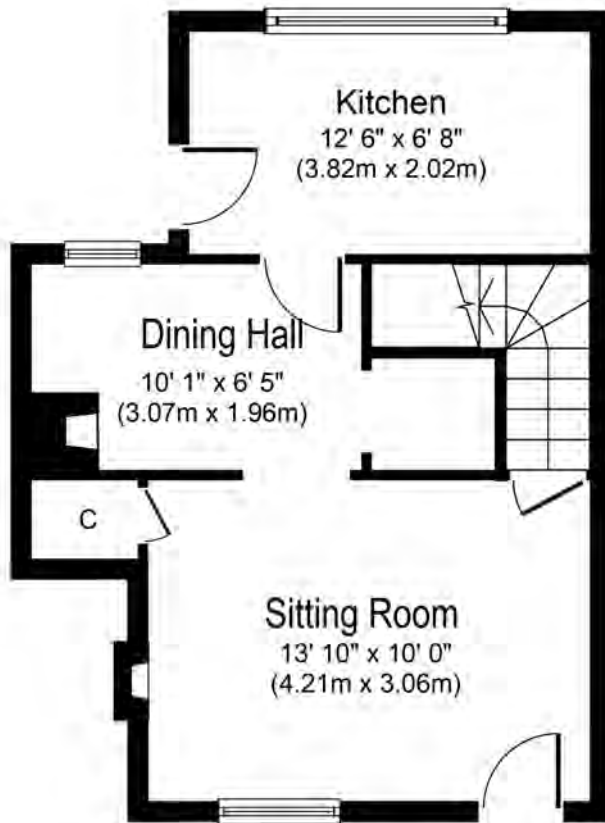
The property features a pretty cottage style garden with an expanse of lawn bordered by well stocked mature flower beds with a row of rose bushes and to the foot of the garden is a summer house and several seating areas. **Agents Note:** As is not uncommon with properties of this nature, the property enjoys a right of way through the neighbouring properties. The Landlord requests that the gardens are maintained by the new occupant to an adequate maintenance level.



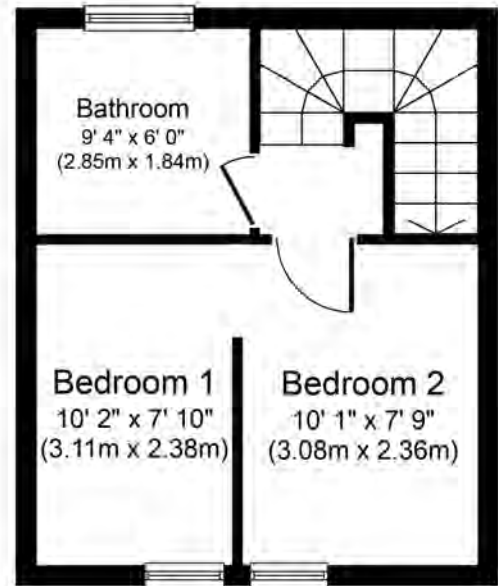
DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

Floorplan



Ground Floor
Approximate Floor Area
357 sq. ft.
(33.2 sq. m.)



First Floor
Approximate Floor Area
233 sq. ft.
(21.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2022 | www.houseviz.com

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

Stoke By Clare, Suffolk

Stoke By Clare is a pretty and highly regarded village. Picturesque cottages and houses surround the village green and local services include a pub, community shop and parish church. A wider range of facilities are available at the market town of Clare, whilst comprehensive amenities are available in Haverhill, about 5 miles away.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: B. £1,594.00 per annum.

PROPERTY POSTCODE: CO10 8HR.

TENURE: To Let.

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 80 mpbs download, up to 20 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Scan QR code for online details



Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk