

A three bedroom semi-detached cottage set in a rural position near the village of Wenhaston, just three miles from Halesworth.

Rent £1,300 p.c.m
Ref: R2493

Watermill Cottage
West
Wenhaston
Halesworth
Suffolk
IP19 9BY



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

Watermill Cottage West is set along a rural lane, a little outside the village of Wenhaston. Wenhaston has a primary school, a village shop and a post office located at the village hall. Halesworth is just under three miles away and has a Co-op supermarket along with a good range of other local shops and businesses, a primary school and an arts centre, The Cut. There is also a railway station with regular services to Ipswich connecting with London Liverpool Street.

Ground Floor

The main front door of the property leads in to a

Lobby/Boot Room 7'2" x 3'9" (2.205m x 1.160m)

With a door leading to

Hallway

With a tiled floor, beamed ceiling and space and plumbing for a washing machine. Large understairs cupboard. Small window to rear and UPVC door providing access to back garden. Central heating thermostat and double panel radiator.

Doors to

Sitting Room 13'11" x 11'6" (4.257m x 3.525m)

A light room with dual aspect windows and ceiling beams. Brick fireplace with open hearth.

Kitchen/Dining Room 13'2" x 16'6" 4.021m x 5.033m

A spacious and modern kitchen with a range of wall and base units along with glass-fronted wall-mounted cabinets. Wooden work surface with one-and-a-half bowl stainless steel inset sink with mixer tap over and tiled splashback and surround. Gas hob, integrated double electric oven and space for dishwasher and fridge/freezer. Double panel radiator and central heating controls. Inset spotlights and window to rear elevation.



Ground Floor Bathroom

Suite comprising panel bath with tiled splashback, low flush WC and pedestal wash hand basin with tiled splashback and mirror with shaver point. Walk-in glass-fronted shower cubicle with Triton electric shower. Heated towel rail, Dimplex wall heater, inset spotlights and double glazed obscure window.

From the hallway, a staircase leads to

First Floor

Landing

With window and loft hatch. Doors to

Bedroom One 13'0" x 11'10" (3.966m x 3.616m)

A spacious double room with double glazed window to front elevation. Bank of built-in wardrobes with hanging rail and shelving and access to eaves storage cupboard. Double panel radiator, TV point and telephone point.

Bedroom Two 13'6" x 7'1" (4.122m x 2.169m)

With two double glazed windows to the front elevation. Double panel radiator.



Bedroom Three 6'4" x 10'0" (1.941m x 3.060m)

A large single bedroom with double glazed window to the rear elevation and built-in cupboard with slatted shelves. Television point, TV point and double panel radiator.

Outside

The property is approached via a private driveway leading to parking at the front, along with a detached double garage. The garden to the front of the property is laid to lawn with mature hedging and a gated access to the rear garden. The rear garden is also laid to lawn, bordered with mature hedging and fences, and has a patio area to the rear of the cottage. The oil tank is sited at the side of the property, with the LPG tank directly to the rear.



Services Mains water and electricity. Private drainage and oil fired central heating.

Council Tax Band A; £1,393.82 payable 2024/2025

Local Authority East Suffolk Council

Viewings Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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January 2025

Directions

Heading out of Framlingham on the Badingham Road (B1117) towards Halesworth. As you enter Halesworth, take the right hand turn to Bramfield—proceed past Halesworth Gold Club. Shortly after, taking the left hand turn to Wenhaston. The property will be found on the left hand side, a short distance down the private driveway and identified by a Clarke & Simpson To Let Board.

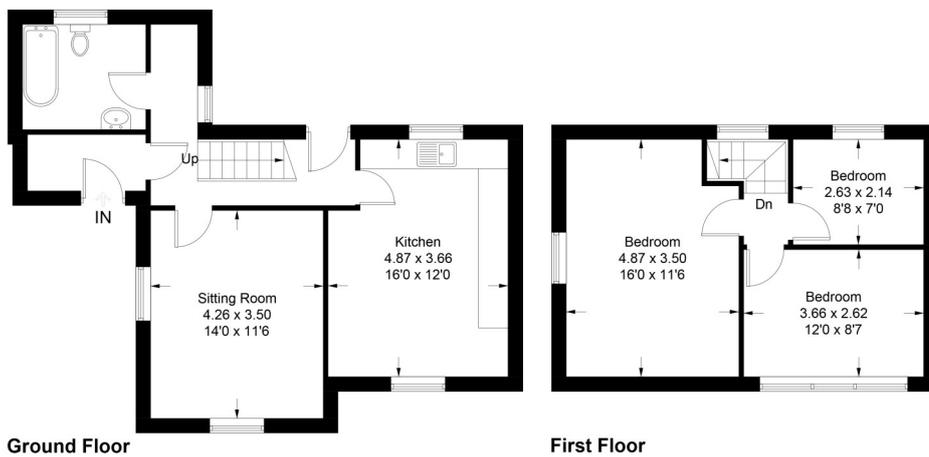
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Watermill Cottage West, Blyford

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft



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