

*A spacious three bedroom bungalow  
set within walking distance of the  
desirable town of Framlingham.*

Rent £1,200 pcm  
Ref: R2119

Windwhistle  
Mount Pleasant  
Framlingham  
IP13 9HL



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

Windwhistle, is located within walking distance of the centre of the popular town of Framlingham.

The town is the focal point for many of the surrounding villages amidst the beautiful countryside of the Deben and Alde valleys, designated as section landscaped areas and provides an excellent range of local shopping, restaurants including Watson & Walpole (listed in the Michelin Guide in Suffolk), commercial and recreational facilities, together with excellent schools in both the public and private sectors.

The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, some twelve miles to the east. The A12, which lies just five miles to the south, provides a direct link to Woodbridge, the county town of Ipswich and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ash, which is situated just beyond Wickham Market.

## Accommodation

Entering through a partially glazed door into

### *Kitchen* 14'2 x 11' (4.31m x 3.35m)

Comprising a range of wall and base units in cream with wooden roll top worksurface over incorporating a one and a half stainless steel sink. Tiled splashback. Bosch double electric oven and Neff electro hob with extractor fan over. Neff dishwasher. Neff Microwave. Space and plumbing for washing machine. Inset ceiling lights. Double panel radiator. Built in cupboard with shelving and housing the heating controls. Door leading to

### *Entrance Hallway*

With storage cupboard housing the hot water tank and second cupboard housing the gas boiler with shelving and coat hooks. Door off to

### *WC*

With low flush WC and Radiator.

### *Sitting Room* 26'4 x 14'5 (8.02m x 4.39m)

A dual aspect room with ornate stone fireplace (display only) with built in unit and shelving. Candle effect wall lights and two double panel radiators.

### *Dining Room* 19'5 x 11'5 (5.91m x 3.47m)

With double and single panel radiators. Window to the rear of the property overlooking the patio and rear garden. Wall lights and two recess glass shelves into alcove. Doors lead to

### *Conservatory* 19'6 x 10'8 (5.94m x 3.25m)

With double panel radiator, inset ceiling lights and BT point. Patio doors leading to the rear garden.



**Bedroom One** 14'6 x 11'9 (4.41m x 3.58m)

A dual aspect bedroom with built in wardrobe with hanging rail and shelf. Double panel radiator. TV and BT Point.

**Bedroom Two** 11'1 x 8'9 (3.37m x 2.66m)

A further double bedroom with double panel radiator and window overlooking the front of the property. Built in wardrobe with shelving. BT point.

**Bedroom Three** 11'2 x 8'4 (3.40m x 2.54m)

A single room with single panel radiator.

**Bathroom**

Comprising low flush WC, pedestal wash hand basin and walk in double shower. Disability seat and hand rail. Wall mounted heated towel rail. Built in cupboard with shelving and mirror over. Shaver socket. Window to the front of the property.



**Outside**

The property is approached via a joint driveway with the neighbouring property and provides parking for 2 vehicles. The rear garden is mainly laid to lawn with mature shrubs and trees and patio area.

**Services** Mains electricity, water and sewerage 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 Phone** To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Council Tax** Band E. £2,746.22 payable 2025/2026

**Local Authority** East Suffolk Council.

**Viewings** Strictly by appointment with the Agent.

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 2025**





## Directions

From the Agent's office proceed up College Road, passing Vices Road and take the next turning left signposted to Saxtead. Windwhistle is situated a short way along on the left hand side and as identified by the Clarke and Simpson 'To Let' board.

For those using What3words app:

/////harps.horseshoe.uptake



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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