

*A well presented two bedroom semi-detached bungalow within the village of Eyke.*



## RENT

£975 PCM

Ref: R2446

## Address

Romney  
The Street  
Eyke  
Woodbridge  
Suffolk



Romney is a spacious two bedroom semi-detached bungalow. Entrance hall, sitting room, kitchen/dining room, two bedrooms and shower room. Detached garage and gardens.

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

## 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

Romney is a semi-detached bungalow presented in good order with private enclosed gardens, parking and a garage. It is situated in Eyke, a small rural village with a church, village hall and primary school. Extensive shops and services can be found at Woodbridge, just four miles away, where there is a railway station with connecting services to London Liverpool Street via Ipswich. Suffolk's Heritage Coast is just 9 miles away at Orford, with the popular resort of Aldeburgh just twelve miles.

## The Accommodation

The property is entered through a glazed door to a porch area with key safe, key hooks and tiled floor. A door leads in to the

### *Entrance Hall*

With cupboard housing the electricity meter and fuse board, wall mounted central heating thermostat, radiator and loft hatch.

Doors lead to

### *Kitchen* 12'0" x 11'11" (3.682m x 3.639m)

With a range of hand painted base and wall units with beige roll top worksurface, inset stainless steel sink with matching taps, together with a drinking water tap and tiled splashbacks. Integrated Creda double electric oven and Creda electric hob, Bosch washing machine. Louvre cupboard with shelving and housing the central heating controls. Tiled floor, radiator. Large window to rear elevation and stable door giving access to the rear garden.

### *Sitting Room* 17'3" x 12'6" (5.273m x 3.811m)

A large, light room with window overlooking the front elevation. Brick fireplace with inset electric fire, two radiators, telephone and TV points.



### *Bedroom One* 12'1" x 10'9" (3.689m x 3.289m)

A double room with double glazed window overlooking the front garden. Range of built-in wardrobes with cupboards over. Radiator.

### *Bedroom Two* 11'8" x 9'10" (3.568m x 3.017m)

Double bedroom with dual aspect windows overlooking the rear garden. Radiator.

### *Shower Room*

With glass walk-in shower cubicle, low level flush WC and pedestal wash hand basin with tiled splashback. Obscure glazed window to side elevation, wall mounted light, shelf and mirror.

## Outside

The property is approached via a large driveway leading to the garage. The front garden is an open plan area of lawn with a small flower bed. A side gate leads into the back garden, where there is a brick area for bin storage and a side door into the garage. The rear garden is mainly laid to lawn, with trees, shrubs and flower beds and a small patio area to the rear of the kitchen with bench, outside tap and the oil fired boiler for the central heating.. The oil tank is sited behind the garage, and there is a paved area where a shed could be erected.



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*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity, mains water and drainage. Oil 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 = D (54) (Copy available from the agents upon request).

*Council Tax* Band B ; £1,801.02 payable per annum 2026/2027

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

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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.

*March 2026*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From the Agent's office head south along the B1116 to Wickham Market. Continue straight over at the roundabout and take the next right turning onto the A12 towards Woodbridge. After approximately five miles and at the first roundabout turn left on the A1152 signposted Melton. Continue through Melton village on this road and at the Wilford Bridge roundabout turn left signposted Bromeswell and Orford. After approximately one mile turn left (but keeping on the A1152) signposted Eyke and Rendlesham. Within the village of Eyke, the property is found on the right hand side approximately 500 yards after the village shop and as identified by the Clarke and Simpson 'To Let' board.

When using the What3words app// pylon.retained.ironic



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