



Tunbeck Road, Wortwell, Harleston

£695 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Semi-Detached Barn Style Property
- ✓ Located on the A143
- ✓ Parking & Low Maintenance Gardens
- ✓ Open Plan Living
- ✓ Kitchen with Range Style Cooker
- ✓ Spacious Sitting Room
- ✓ One Double Bedroom
- ✓ Modern Shower Room

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





SITUATED on the A143, with FIELDS to one side, this 2005 converted BARN STYLE PROPERTY offers OPEN PLAN LIVING, with parking for one car, and ENCLOSED GARDENS. Ideally situated for COMMUTING to DISS and the EAST COAST, the property offers central HEATING and DOUBLE GLAZING. The rear garden is LOW MAINTENANCE and enclosed, with a useful TIMBER SHED. A STABLE DOOR leads to the KITCHEN - offering ample storage and a RANGE STYLE COOKER, with a BREAKFAST BAR, and OPEN PLAN SITTING ROOM. One DOUBLE BEDROOM with storage and a MODERN SHOWER ROOM can also be found.

LOCATION

Wortwell is a semi-rural village located on the fringes of Harleston, on the A143 and River Waveney. With easy access to Harleston, Bungay & Diss, this popular location is great for access, but also countryside pursuits. Ideally situated close to the centre of Harleston, an excellent selection of everyday amenities and schooling can be found. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

DIRECTIONS

You may wish to use your Sat-Nav (IP20 0HP), but to help you...Tunbeck Road in Wortwell is located just off the A143 which leads from Great Yarmouth and through Bungay, where the road is on your right hand side. The A143 continues across, through Diss and to Bury, where coming from Diss, Tunbeck Road is on your left. Upon entering Tunbeck Road, turn immediately left, where the property can be found on your right hand side, indicated by our To Let board.

Tucked away on a rural farm track, gated access leads to the allocated parking space, and pedestrian access leads to the rear garden and entrance.

Stable door to:

KITCHEN

10' 5" x 9' 7" (3.18m x 2.92m) Fitted range of wall and base level units with complementary tiled work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for range style gas cooker with stainless steel splash back and extractor fan, tiled flooring, space for washing machine, fridge and freezer, double glazed window to rear, cupboard housing wall mounted gas fired central heating boiler, radiator, smooth ceiling with recessed spotlighting and exposed timber beam, open plan to:

SITTING ROOM

17' 7" x 8' 10" (5.36m x 2.69m) Offering an open plan feel to the kitchen with a built-in breakfast bar, wood flooring radiator, double glazed window to side, television and telephone points, electric fuse box, smooth ceiling with recessed spotlighting and exposed timber beam, doors to:

DOUBLE BEDROOM

11' 7" x 7' 11" (3.53m x 2.41m) Continued wood flooring, radiator, double glazed window to rear, open fronted wardrobe with hanging and storage shelving, smooth ceiling with recessed spotlighting.

SHOWER ROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin, double shower cubicle with thermostatically controlled rainfall shower, tiled walls and flooring, obscure double glazed window to front, shaver point, heated towel rail, smooth ceiling with recessed spotlighting and extractor fan.

OUTSIDE REAR

A low maintenance shingled garden can be found with enclosed timber fenced boundaries and useful timber built storage shed.

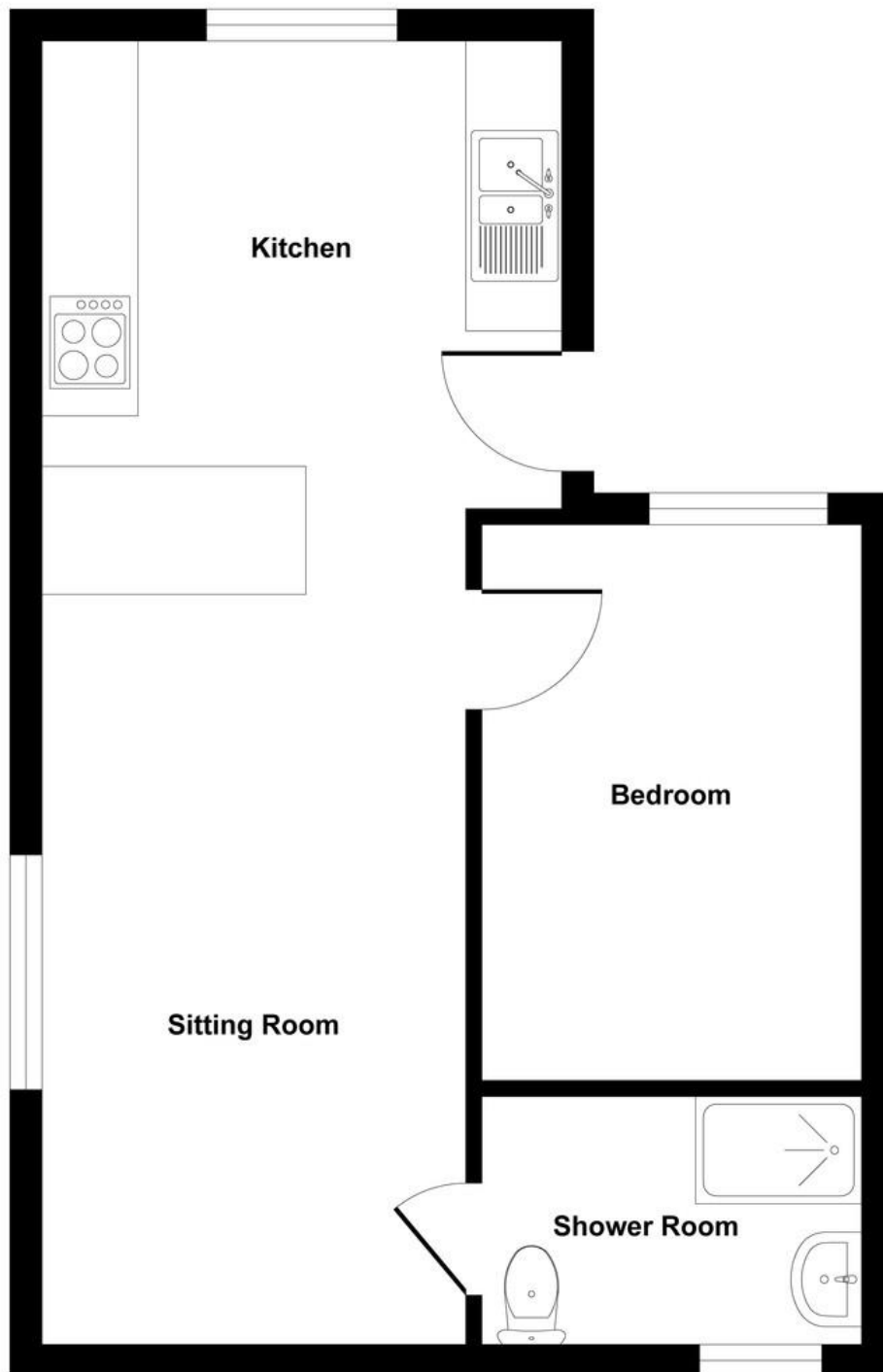
PARKING

Allocated parking is provided for one vehicle.

SEPTIC TANK

Potential tenants should be aware that the property utilises a septic tank which will be handled by the landlord. Potential tenants should also be aware that no sanitary products or bleach should be flushed down the drains.





Ground Floor
Approximate Floor Area
401 sq. ft
(37.25 sq. m)

Approx. Gross Internal Floor Area 401 sq. ft / 37.25 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.