

*A well presented and spacious two bedroom maisonette situated in the centre of the desirable village of Coddtenham*

Rent £650 p.c.m  
Ref: R2082

3 Gudgin House  
School Road  
Coddtenham  
Suffolk  
IP6 9PR



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

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 621200  
F: 01728 724667

*And The London Office*  
40 St James Street  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

3 Gudgin House is situated in a convenient location in the desirable village of Coddtenham.

Coddtenham is considered to be one of Suffolk's prettiest villages, being relatively rural but with the great advantage of being close to the A140, A12 and A14. Coddtenham has village shop and community centre with excellent hall and tennis court. Retreat East, offering spa facilities, is also close by. The village is approximately 8 miles north of Ipswich, which has an array of national shops and a railway line with trains to London's Liverpool Street scheduled to take just over the hour. The property is perfectly located for easy access to all that Suffolk has to offer, including golf, sailing, walking and bird watching. The world famous concert hall at Snape Maltings is approximately 19 miles from the property.

## The Accommodation

### Ground Floor

Entering through a partially glazed door into

#### *Entrance Hallway*

With cupboard housing the electricity meters. Access door to the main house (rarely used) and partially glazed door leads through to

#### *Main Hallway*

With door off to

#### *Sitting Room* 12'5 x 10'4 (3.78m x 3.14m)

With large window to the front. Central (display only) fireplace. Radiator and TV aerial in. Double doors from the entrance hallway providing access for furniture.

#### *Kitchen* 12'5 x 12'1 (3.78m x 3.68m) (max)

A relatively basic but well presented kitchen with base level units and worksurface with a double drainer single bowl sink. Stoves electric double oven with four ring hob. Space for fridge/freezer. Double panel radiator and extractor fan. Door to a good size understairs cupboard.

Stairs lead up to the

### First Floor

#### *Main Landing*

With doors off to

#### *Shower Room One*

Fitted with low flush WC, pedestal wash basin and fully tiled shower cubicle with Triton electric shower. Double panel radiator and extractor fan.



### *Shower Room Two*

Fitted with low flush WC, pedestal wash basin and fully tiled shower cubicle with Triton electric shower. Single panel radiator and extractor fan.

A glazed door from the landing leads through to the

### *Inner Landing*

With fitted storage cupboards. Fire door from adjoining flat, however, this is kept locked and only to be used in emergency's. Doors off to

### *Bedroom One* 12'3 x 11'8 (3.73m x 3.55m)

A good size double bedroom with window to the front. Display only fireplace. Large double panel radiator and telephone socket. Door to walk-through/storage area with door into bedroom two.

### *Bedroom Two*

A further double bedroom with window to the front. Double panel radiator and telephone socket.

### **Outside**

The property forms part of Gudgin House which has been sympathetically split into self-contained properties. Although there is no specific area of garden included within the tenancy, the tenant could have use of a small area of communal garden at the rear of the main house. In this area there is a washing line and allocated parking space for one car.

Adjoining the rear of Gudgin House (landlord's property), there is a small shared utility room with washing machine facilities - only used by the residents of No.3 and the neighbouring flat.



### **Important Note:**

- In addition to the rent, the tenant will be required to pay £130 per calendar month towards the services (electricity, water, drainage & heating oil).

*Services* Mains water, electricity and drainage connected. Oil fired central heating.

*Council Tax* Band A. £1,282.34 payable 2021/2022.

*Local Authority* Mid Suffolk District Council.

*Viewing* Strictly by appointment with the agent. Please follow current Covid-19 government guidelines.

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.

**November 2021**



### Directions

Heading towards Bury St. Edmunds on the A14, take junction 51 where signposted to Diss and Norwich. Take the third exit at the roundabout, onto the A140. Having passed the service station immediately on the left hand side, turn right where signposted to Coddendam. Proceed into the village of Coddendam, passing the church on the right and the property will be situated on the left hand side on the junction. Parking is via the archway to the side of the village shop.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.