

A spacious three bedroom period property located in the heart of the desirable town of Woodbridge.

Rent £950 p.c.m
Ref: R1399/H

The Old Bakery
7 Bakers Lane
Church Street
Woodbridge
Suffolk IP12 1DH



To let unfurnished on an Assured Shorthold Tenancy for an initial term of six or twelve months.

Contact Us



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Location

The Old Bakery is situated in a very convenient and central location with in the desirable town of Woodbridge. Bakers Lane is accessed from Church Street, between the Market Hill and the junction with The Thoroughfare and Cumberland Street.

Woodbridge is best known for its outstanding riverside setting, and lies about eight miles to the north-east of the County Town of Ipswich. It offers a good choice of schooling in both state and private sectors, a wide variety of shops and restaurants, a cinema/theatre, railway station and marina. Woodbridge lies just eight miles to the north east of the County Town of Ipswich, with rail services to London Liverpool Street taking just over the hour.

Ground Floor

Entering through a wooden panelled entrance door into the

Entrance Hallway

North and East. With attractive pamment tiled floor, radiator, thermostat and door through to

Cloakroom

Incorporating a low flush WC, hand basin with mirror above. Roof light, extractor fan, pamment tiled floor and wall mounted gas fired boiler.

Further door from entrance hallway through to

Reception Room/Study 16' x 11'4 (4.88m x 3.45m)

North and East. A light versatile room with a wealth of exposed ceiling timbers and with attractive pamment tiled floor. Two double panel radiators. With outlook to the front and side of the cottage. With open walkway through to

Sitting Room 15'9 x 12' (4.80m x 3.66m)

West and East. With attractive central brick surround fireplace (display only) with Bressumer beam above, impressive exposed ceiling timbers. Telephone point, television point, views to the front of the cottage and open walkway through to

Kitchen/Dining Room 21'2 x 16'2 (6.45m x 4.93m)

East. A very good size room with a range of eye level and base level kitchen units with solid work surface over and incorporating a stainless steel one and a half bowl sink with mixer tap. Integrated Neff dishwasher and with former fireplace housing gas Rangemaster with extractor fan above. Pamment tiled floor and exposed wall and ceiling timbers. Built in cupboard housing water softener. Recess to one side with sloping ceiling and roof lights and door leading to small courtyard.

Utility Room 6'6 x 5'8 (1.98m x 1.72m)

With matching units and with space and plumbing for washing machine and space for dryer under work surface. Feature glazed panel exposing the original wattle and daub construction. Extractor fan and pamment tiled floor. Stairs lead from the kitchen to the

Basement/cellar 15'5 x 8' (4.70m x 2.44m)

With exposed beams, wall light and arched former wine bin.

First Floor

Landing

West. Spacious open landing split onto three levels and with sloping ceiling, exposed timbers, two single panel radiators and doors giving access to

Master Bedroom 16'3 x 13'5 (4.95m x 4.09m)

East. A large double room with high level pitched ceiling with a wealth of exposed timbers. Wooden laminate flooring, two single panel radiators and with additional alcove storage space and outlook to the front of the cottage.

En-Suite Bathroom

With three piece suite comprising panelled bath with tiled surround, pedestal hand basin and low flush WC. Pitched ceiling with exposed timbers, built in cupboard and single panel radiator. A further door from the landing leads to

Bedroom Two 16'8 x 11'7 (5.08m x 3.53m) (max)

North. A double bedroom with exposed timbers, single panel radiator and outlook to the side of the cottage.

Family Shower Room

Incorporating tiled surround corner shower, low flush WC, pedestal basin. Mirror and shaver socket, built in airing cupboard, radiator and room light.

Bedroom Three 9'2 x 9'2 (2.79m x 2.79m)

East. A double bedroom with exposed timbers, single panel radiator and outlook to the front of the cottage.

Outside

The property enjoys a superb central position in the popular town of Woodbridge. A paved driveway leads off Church Street into Bakers Lane and beyond the property where there is one car parking space. At the far end of the property there is a small garden which is enclosed by woven fencing and which has two small floral beds either side of a brick path. There is also an extremely small courtyard at the rear of the house.

There is parking for one vehicle which lies beyond the are of enclosed by fence panels.



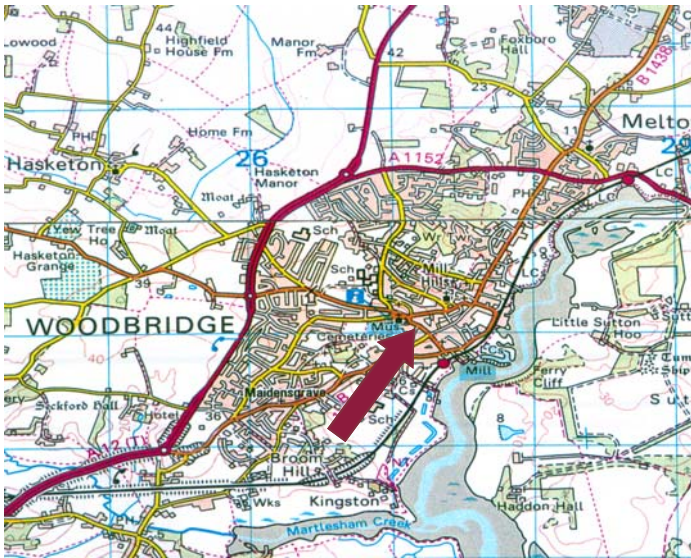
Services Mains electricity, gas, water and drainage. Gas central heating.

Council Tax Band D. £1568.28 payable 2016/2017.

Local Authority Suffolk Coastal District Council.

Application Fee £225 plus VAT.

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.
February 2017



Directions

From the Market Hill, on foot, head south bearing right past St Mary's Church and into Church Street, Bakers Lane is situated approximately 500 yards on the right.

From the end of the Thoroughfare (with the junction opposite Cumberland Street) turn right and Bakers Lane is situated approximately 50 yards on the left.



Energy Performance Certificate

7 Bakers Lane, Church Street, WOODBRIDGE, IP12 1DH

Dwelling type: Semi-detached house Reference number: 0709-2806-7335-9192-2815
 Date of assessment: 16 July 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 July 2012 Total floor area: 138 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£3,054
Over 3 years you could save	£834

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£249 over 3 years	£192 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white;"> You could save £834 over 3 years </div>
Heating	£2,550 over 3 years	£1,773 over 3 years	
Hot Water	£255 over 3 years	£255 over 3 years	
Totals	£3,054	£2,220	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0056b3; color: white;">Current</th> <th style="background-color: #0056b3; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; color: #ffc107;">67</td> <td style="text-align: center; color: #28a745;">83</td> </tr> </table>	Current	Potential	67	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
Current	Potential					
67	83					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£552	✔
2 Floor insulation	£800 - £1,200	£234	✔
3 Low energy lighting for all fixed outlets	£15	£48	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

Need to sell or buy furniture?
 If so, our Auction Centre would be pleased to assist — please call 01728 746323.