



Grier & Partners
RESIDENTIAL LETTINGS

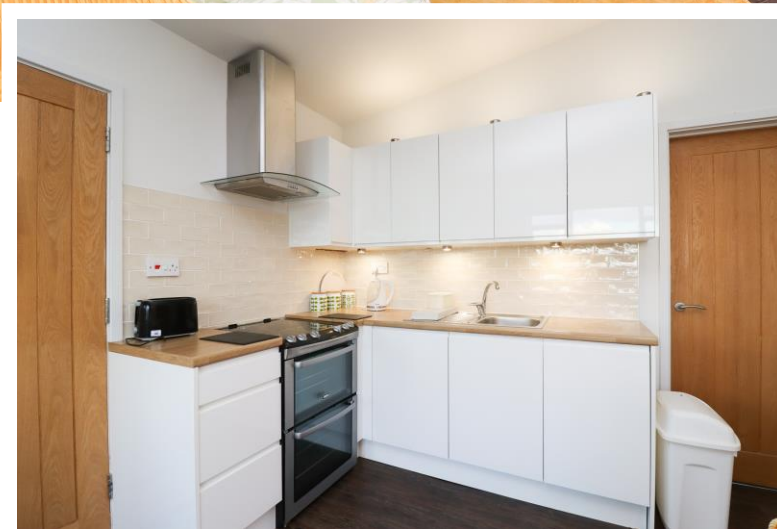


Pin Mill Road
Chelmondiston, Ipswich, IP9 1JN

- 6 Month Rental
- Heating and Water Included Within the Rental
- Available November 2023
- No Pets

Rent £1,400 pcm
EPC Rating 'B'





Property Description

INTRODUCTION

with near unique views out over Pin Mill reaching across the River Orwell, this charming two bedroom property offers a delightful side garden, parking and a layout designed to maximise the outstanding views. Available for a short tenancy, viewings by appointment only.

TERMS

rental term 6 months – Heating and water provided within the rental - deposit of 5 weeks rent (£1,615.38) - full affordability and reference check required - available November 2023 - parking provided – fully furnished - affordability criteria 40 % - no pets - accompanied viewings by appointment only



PIN MILL

is a small riverside hamlet at the end of a lane half a mile from the village of Chelmondiston. Set in an Area of Outstanding Natural Beauty, it is a Conservation area popular with both birdwatchers and artists. Rumoured to have once been a smugglers haven, it offers beautiful walks and outstanding scenery and was the home of children's author Arthur Ransome. The name of the pub, the Butt & Oyster, commemorates the oyster fisheries originally a major export from the river Orwell. Pin Mill sailing club hosts the annual Barge Match. Nearby Chelmondiston has a post office and general store. Ipswich is some 7 miles distant with regular connections to London Liverpool Street.



ACCOMMODATION

over a single elevated floor:

ENTRANCE

Via glazed door to porch area with coat hangers and store cupboard for shoes, chest fridge and freezer, stairs leading to:

KITCHEN/ LIVING/ DINING SPACE

15'01 x 16'01 (reducing to 10'10) large windows to the rear with fantastic views over River Orwell, radiators on both walls, dishwasher, electric oven and hobs, sink, TV, electric effect wood burner, door into the:



BEDROOM ONE

11'10 x 9'02 windows to the rear offering a unique view over the River, TV, radiator, built in wardrobe.

BEDROOM TWO

9'02 x 8'03 window to the front, radiator, TV, built in wardrobe.

UTILITY ROOM

Washing machine, fridge

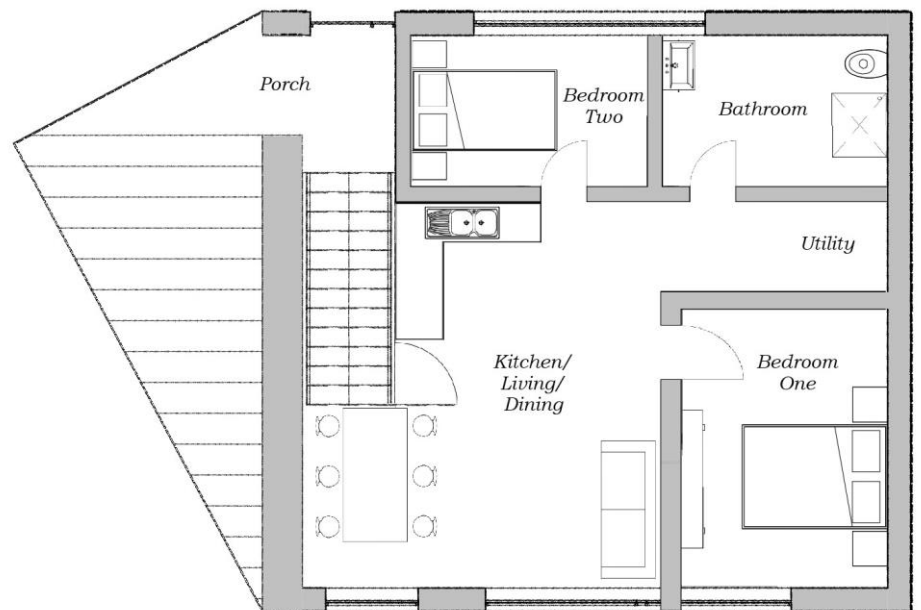
SHOWER ROOM

9'02 x 10'10 opaque window to the front, tiled shower cubicle, w/c, heated towel rail and wash basin.



OUTSIDE

the gardens are arranged predominately to the West of the property enjoying afternoon and evening sunshine, garden mainly laid to astro turf with a mature trees and shrubs, boundary marked by 3ft wooden fence, separate south facing raised patio area with table and chairs enjoying evening sun over the River Orwell.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Old Shop
The Street
East Bergholt
Colchester

www.grierandpartners.co.uk
enquiries@grierandpartners.co.uk
uk
01206 299222

Agents Note: Whilst every care has been taken to prepare these 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 tenants are advised to recheck the measurements