



# WOODMILL

5 GARDNER ROAD, SOUTHWOLD



A light and airy modern cottage situated in the heart of the popular town of Southwold with accommodation over three floors.

**Woodmill is a well presented property with many lovely features in the heart of Southwold and would make an ideal home or holiday let**

You are welcomed into Woodmill via a useful entrance porch into the comfortable bright sitting/dining room with a feature fireplace and bay window. Leading through to a rear lobby and the dual aspect country style kitchen with plenty of storage and worktops. The ground floor accommodation is completed with a door to the rear courtyard, stairs to first floor and WC.

Stairs rise to the first floor landing, with storage cupboard, single bedroom and the spacious sun filled principal double bedroom with bay window and ensuite shower room.

A further stairway leads to the generous sized third dual aspect double bedroom, currently set out as a twin room and the family bath/shower room.

The cottage boasts a single garage complete with rear personal door and offers two private and secluded courtyard gardens with

cottage planting ideal for socialising or just relaxing with a morning coffee. There is external access from the larger courtyard via a gate onto Fox Yard.

A picturesque and thriving market town, often described as the 'Best Seaside Town', Southwold is dotted with independent boutiques and shops, a thriving independent cinema and an excellent variety of restaurants and cafes. The town hosts annual festivals and there are a number of clubs and facilities catering for sporting interests. There are several highly-rated state and private schools in the area catering for all ages.

**TENURE - FREEHOLD**

**VIEWING**

Strictly by appointment with the agent's Southwold Office.

**LOCAL AUTHORITY**

East Suffolk Council - E

**EPC - D**

**SERVICES**

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)





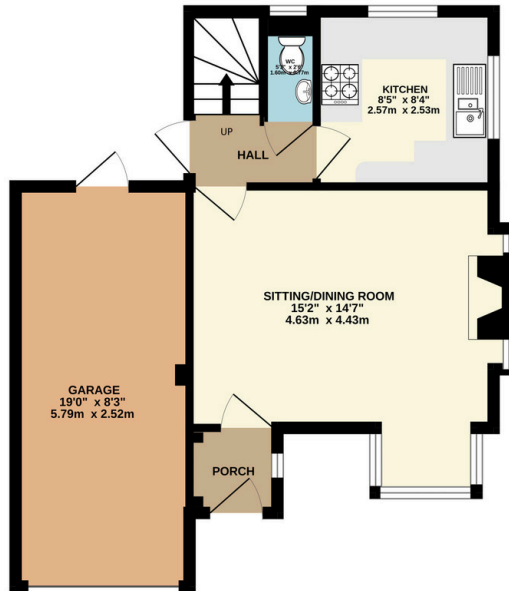
GARAGE



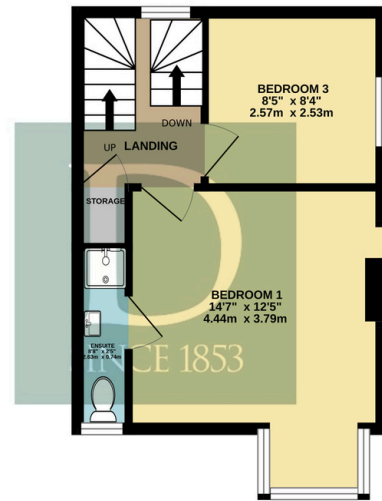


## FLOOR PLAN

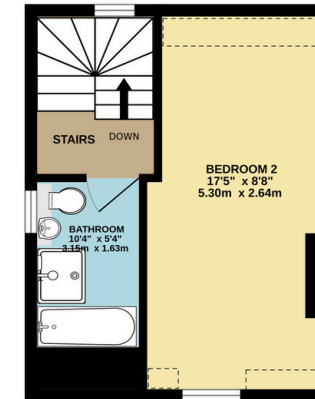
GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



2ND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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