



Park Road
Wetherden IP14 3JS
£1600 pcm

MaxwellBrown

Independent Property Agents

TO LET - AVAILABLE IMMEDIATELY

A beautifully presented 3 bedroom detached bungalow situated in the popular Suffolk village of Wetherden. The property offers accommodation including fully fitted kitchen, luxury bathroom, 3 well-proportioned bedrooms and a dual aspect sitting room, off road parking for two vehicles, and large fully enclosed rear garden with patio along with oil fired central heating and double glazing. This property is offered to let on an Assured Shorthold Tenancy .



Sealed unit double glazed door to

Hall:

White oak laminate flooring, access to loft, radiator, smoke detector, doors to:

Lounge: 12' x 14' (3.65m x 4.26m)

Double aspect sealed unit double glazed windows to front and side, radiator, TV point, coved ceiling.

Kitchen: 12' x 11'8 (3.65m x 3.59m)

Fitted with a range of cream Shaker style units with oak effect worktops comprising inset 1½ bowl single drainer sink unit with mixer tap, cupboards and drawer under, work surfaces with cupboards, drawers and space under, CDA double oven with ceramic hob and extractor fan over, tiled splash backs, water softener, space plumbing and electrics for condensing washer/dryer and slimline dishwasher, tall pantry cupboard, inset spotlights, radiator, smoke detector, white oak laminate flooring, coved ceiling. Double aspect sealed unit double glazed windows and part glazed door to rear.

Bedroom One: 12' x 11'9 (3.65m x 3.62m)

Sealed unit double glazed window to front, double wardrobe, TV point, coved ceiling.

Bedroom Two: 12'7 x 10' (3.87m x 3.04m)

Sealed unit double glazed window to side, radiator, coved ceiling.

Bedroom Three: 9' x 8'4 (2.74m x 2.56m)

Sealed unit double glazed window to rear, radiator, coved ceiling.

Bathroom:

Fitted with a white suite comprising a P-shaped bath with rain head shower and handheld shower attachment, glass shower screen, vanity unit with wash hand basin and low flushing suite with concealed cistern and built-in cupboards. Double glazed window to rear, heated towel rail, fully tiled walls and white oak effect laminate flooring.

Outside:

The front garden is open planned with lawned area and large shingle area allowing parking for two cars.

The rear garden offers a large paved patio area with the remainder of the garden to be laid to lawn and is fully enclosed by close board fencing, side pedestrian gate. External oil fired boiler supplying hot water and central heating. To the side of the property the oil tank is screened

from view via a trellis fence. There is also an outside store housing with power and light, double wooden doors to the front and a sealed unit double glazed door to the rear.

Please note parking is not permitted on the green to the front of the property. There is also an exclusion to the parking of commercial vehicles, large vans, caravans, trailers and boats on site.

Broadband:

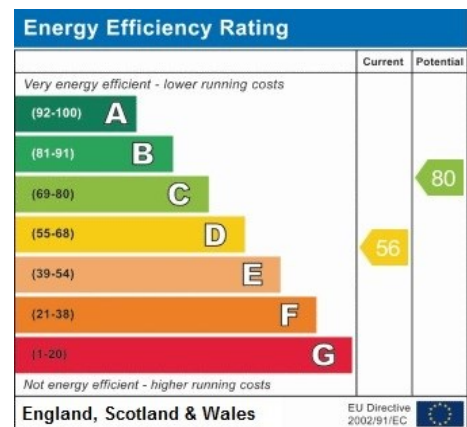
Standard	8 Mbps	0.8 Mbps	Available
Superfast	80 Mbps	20 Mbps	Available
Ultrafast	1000 Mbps	1000 Mbps	Available

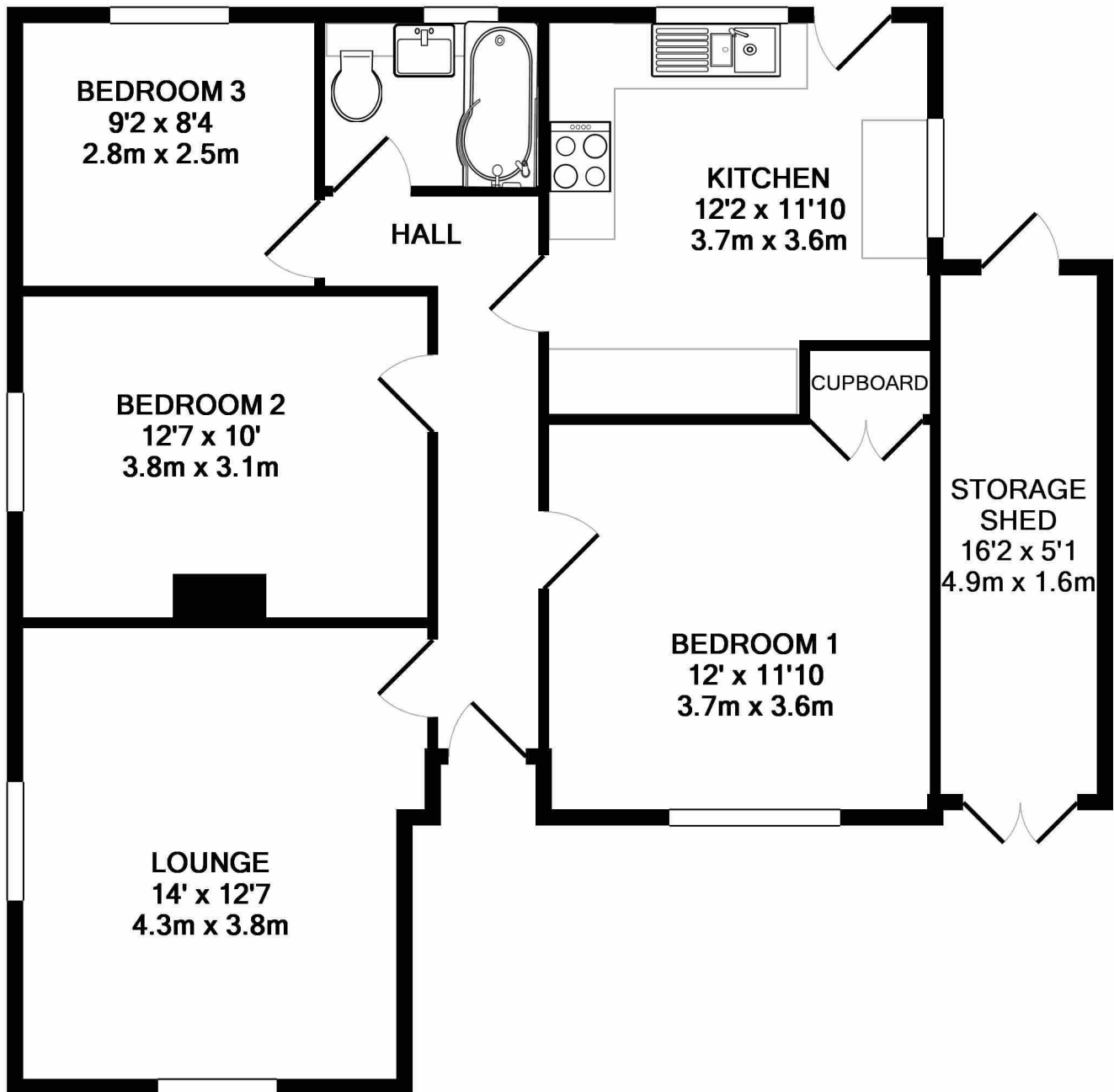
Agent's Notes:

We are offering this property to rent on an Assured Shorthold Tenancy with a minimum initial term of 6 months. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.

Tenancy Alterations.

Should a tenant require changes to the tenancy after moving in such as name added or removed there is a charge of £90 Inc. VAT

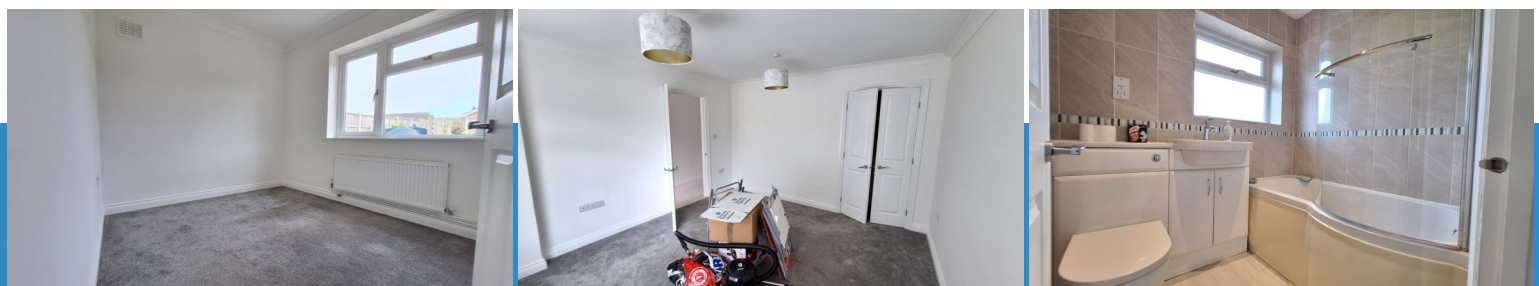




TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

