

DAVID
BURR

**3 COCONUT COTTAGES, HALL STREET, LONG MELFORD
SUDBURY, SUFFOLK. CO10 9JQ**



Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

A spacious two bedroom cottage set within the heart of Long Melford with village amenities in one direction and meadow walks in the other. The property comes with off-road parking, ensuites to both bedrooms, large open-plan living space with bifold doors onto the private walled garden.

A spacious two-bedroom cottage with off-road parking.

To let £1,300 pcm

LONG MELFORD (01787) 883144

Castle Hedingham

Clare

Leavenheath

Newmarket

Woolpit

London EC1

www.davidburr.co.uk

3 COCONUT COTTAGES, HALL STREET, LONG MELFORD SUDBURY, SUFFOLK. CO10 9JQ

ENTRANCE HALL: Inviting space with room for shoes and coats and doors leading to:-

KITCHEN/DINING/LIVING/ ROOM:

27'5 x 18'10" (8.36m x 5.7m) Stairs to first floor with large understairs cupboard and bifold doors onto a rear terraced area ideal for entertaining.

KITCHEN: The kitchen is fitted with a range of matching shaker style cupboards, attractive tile floor, granite effect worktop and matching splashback. Integrated appliances include a ceramic hob with extractor above, oven, dishwasher, washing machine, one and-a-half sink with drainer unit, fridge and freezer.

CLOAKROOM: WC, wash hand basin with vanity unit.

First Floor

BEDROOM 1: 15'8" x 12'0" (4.78m 3.66m) Views over the rear garden with useful alcove for bedroom furniture and airing cupboard. Door leading to:-

ENSUITE BATHROOM: Bath with shower screen, overhead shower, WC, wash hand basin with vanity unit and a heated towel rail.



BEDROOM 2: 12'0" x 11'5" (3.66m x 3.48m) A generous second bedroom with views over the rear garden and door leading to:

ENSUITE: Fully tiled shower cubicle, WC, wash hand basin with vanity unit and heated towel rail.

Outside

To the front of the property is a block paved drive that provides **OFF-ROAD PARKING** for one vehicle and access to the front door. To the immediate rear of the property is a terraced area

with the rest of the garden being laid to lawn with a charming old flint wall backdrop. From the rear garden you can access a brick-built outbuilding which offers useful storage for garden tools, bikes and other items. This room also has access to the front where you can find a bin store area.

SERVICES: Main water and drainage. Main electric connected. Electric heating.

NOTE: None of the services have been tested by the agent.

EPC RATING: Band C. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000)

COUNCIL TAX BAND: C.

PRICE: £1,300 per calendar month

DEPOSIT: £1,500

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

