

A spacious four bedroom family property situated in the delightful village of Friston, close to the Heritage Coast

Rent £900 p.c.m
Ref: R1548/F

The Rectory
Aldeburgh Road
Friston
Saxmundham
Suffolk
IP17 1NP



To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months

Contact Us



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Location

The Rectory is situated in the village of Friston, between Aldeburgh and Snape. The village has a church, village hall and public house. Most everyday needs can be found in the nearby town of Saxmundham, about three miles to the north or in Leiston, just over three miles away.

Friston lies approximately four miles from the very well known coastal town of Aldeburgh which has a thriving high street with many local and national shops and restaurants as well as a golf club and sailing club. The village of Snape is within about three miles and here there is the famous Snape Maltings concert hall, home of the Aldeburgh Festival. The remaining areas of the Heritage Coast including Orford, Thorpeness, Walberswick and Southwold are all within easy reach. The nearest railway station is at Saxmundham from where there are connecting trains to Ipswich and some trains direct to London's Liverpool Street station.

The Accommodation

Entering through glazed UPVC door into

Entrance Porch

With single panel radiator and door leading through to

Study 15'7 x 12'7 (max) (4.74m x 3.83m)

Fitted with an excellent range of wall mounted shelving. Double panel radiator and wooden parquet flooring.

A further glazed door from the porch leads to the

Main Hallway

With double panel radiator, telephone socket and with large **understairs storage cupboard** fitted with various coat hooks and hanging rail.

Doors lead through to the

Sitting Room 20'6 x 17'7 (max) (6.24m x 5.35m)

A good size light dual aspect room with large windows overlooking the rear and side of the property. Central fireplace with stone surround, hearth and mantle. Television aerial lead in, telephone socket and two double panel radiators. A range of wall mounted wooden shelving. Wood parquet flooring. A fully glazed UPVC door leads to the rear garden. Wooden sliding doors give access to the

Dining Room 11'6 x 9'10 (3.50m x 2.99m)

With large window overlooking the rear of the property. Single panel radiator and serving hatch from kitchen. Wooden parquet flooring. A further sliding door from the dining leads back to the main hallway.

A further door from the main hallway leads to the

Kitchen/Utility Room 28'10 x 10' (max) (8.78 x 3.04m)

Fitted with an excellent range of base and eye level kitchen units with formica roll top worksurface over incorporating a single drainer stainless steel sink with mixer tap over. Space for electric cooker. Space for dishwasher. Space for fridge freezer. Oil fired boiler. Double panel radiator, telephone socket and carbon monoxide alarm. **Airing cupboard** housing the hot water tank and a range of partially slatted wooden shelving. At the utility end of the room there is a base level kitchen unit with formica roll top worksurface over incorporating a further single drainer stainless steel sink. Space and plumbing for washing machine. Single panel radiator. Wall mounted cupboard housing the electricity meter and partially glazed UPVC door leading the side of the property.

Cloakroom

Fitted with wall mounted wash hand basin, low flush WC in white and single panel radiator.

Stairs off the main hallway lead to the

First Floor

Landing

With single panel radiator, smoke detector and hatch to attic. Door giving access to eaves **storage cupboard** and a further **walk-in storage cupboard** with a range of partially slatted wooden shelving.

Bedroom One 14'2 x 13' (4.31m x 3.96m)

A light dual aspect room looking over the side and rear of the property. Telephone socket, television aerial socket, single panel radiator. **Large fitted cupboard** comprising a range of shelving.

Bedroom Two 18'9 x 9'6 (5.71m x 2.89m)

An excellent size double bedroom looking over the rear garden. Telephone socket, single panel radiator, wall mounted wooden shelving and **fitted cupboard**.

Bedroom Three 14'11 (max) x 8'7 (4.54m x 2.61m)

A light room overlooking the rear of the property. Single panel radiator and **fitted wardrobe** cupboard with shelf and hanging rail below.

Bedroom Four 14'11 (max) x 8'6 (4.54m x 2.59m)

With single panel radiator and fitted wardrobe hanging cupboard with shelf and hanging rail below.

Family Bathroom

Fitted with wall mounted wash hand basin with chrome mixer taps over, wall mounted mirror, fluorescent shaver light with socket. Bath in white with chrome mixer taps over and Mira Sport electric shower over and glass shower screen. Single panel radiator and extractor fan.

Separate WC

Fitted with low flush WC.

Outside

The property is approached off the main public highway through wooden gates which lead to a large shingle driveway with adequate parking for a number of cars. To either side of the driveway is mature hedging. The driveway leads to a single garage with up and over door.

The main area of garden is to the side and rear side of the property which is mainly laid to lawn and edged by mature trees and shrubs and also a paved seating area. The rear garden leads around to the side of the property where there is a large coal/wood store and where the oil tank is located.

Services Mains water, drainage, electricity and gas connected. Oil fired central heating.

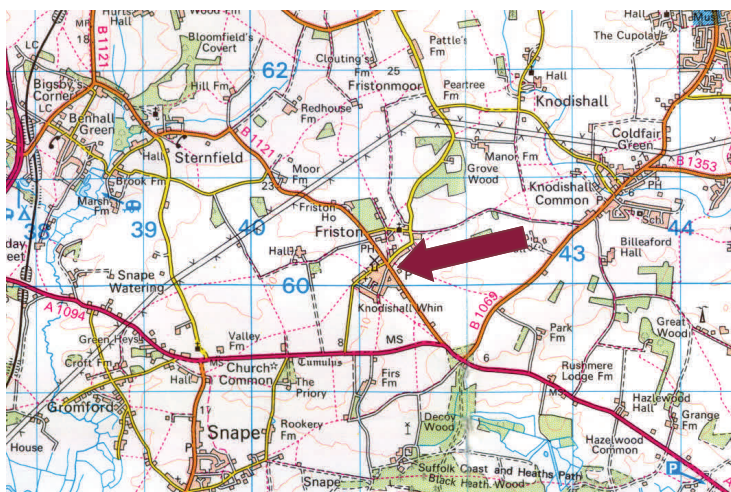
Council Tax Band F, £2,178.27 payable 2016/2017

Local Authority Suffolk Coastal District Council

Application Fee £200 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.

August 2016



Directions

From the A12, take the A1094 signposted Aldeburgh and continue for approximately three miles bypassing the village of Snape. Take the left hand turning signposted Friston onto the B1121 and continue along this road into the village. On entering the village the property will be situated on the right hand side as identified by a Clarke and Simpson 'To Let' board.



Energy Performance Certificate



The Rectory, Aldeburgh Road, Friston, SAXMUNDHAM, IP17 1NP

Dwelling type: Detached house Reference number: 9741-2803-7293-9405-2121
 Date of assessment: 07 November 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 07 November 2015 Total floor area: 195 m²

Use this document to:

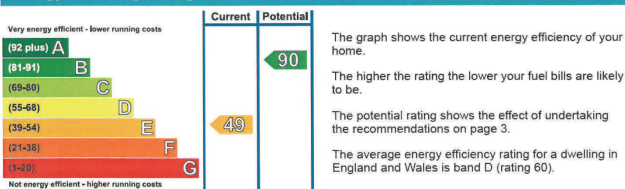
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,900
Over 3 years you could save	£ 3,456

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 501 over 3 years	£ 273 over 3 years	
Heating	£ 5,595 over 3 years	£ 2,877 over 3 years	
Hot Water	£ 804 over 3 years	£ 294 over 3 years	
Totals	£ 6,900	£ 3,444	

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



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 Cavity wall insulation	£500 - £1,500	£ 1,116	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 450	✓
3 Low energy lighting for all fixed outlets	£75	£ 165	✓

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). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Need to sell or buy furniture?

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