

A newly renovated two bedroom semi-detached cottage set in an excellent rural position close to the village of Wilby.

Rent £695 p.c.m
Ref: R1802/D

2 Hall Cottages
Wilby
Eye
Suffolk
IP21 5LU



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200
F: 01728 724667

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

2 Hall Cottage is situated just east of the Suffolk village of Wilby.

Wilby, which benefits from a well regarded primary school and a community centre, lies two miles south-east of the well served village of Stradbroke, which offers further schooling including Stradbroke High School, together with a variety of shops, pubs, medical centre, library, swimming pool and gym. The village of Laxfield, again with shops and pubs, is situated about five miles to the east and the historic market town of Framlingham is about seven miles to the south-east. Framlingham boasts a number of shops and business, restaurants and public houses as well as further schooling in both the state and public sector.

Ground Floor

Entering through partially glazed UPVC entrance door into

Entrance Hallway

With single panel radiator, stairs off to first floor landing, batten with range of coat hooks, wall mounted electricity meter and door through to

Sitting Room 12'2 x 11'11 (3.68m x 3.65m) (max)

South. A light and spacious room with large window overlooking the front garden. Double panel radiator. Satellite lead in and BT telephone socket. Central red brick surround open fireplace with cast iron grate and pamment tiled hearth. Wall mounted shelving. Doors off to

Understairs Cupboard

Providing useful storage and housing a newly installed Worcester LPG fired boiler and water softener.

Kitchen/Breakfast Room 15'5 x 9'11 (4.71m x 3.03m)

North. An excellent size room, newly fitted with a wide range of base and eye level kitchen units comprising cream fronts with chrome effect handles. Over base level units is a grey marble effect formica worksurface with matching splashback inset with large plasticised sink with mixer taps over. Also inset into worksurface is a Zanussi four ring induction hob with Bosch extractor fan over. Space and plumbing for washing machine, space for low level fridge. Zanussi eye level double oven, space for good size dining table. Door giving access to, and two windows overlooking the rear garden.



Stairs lead up from the entrance hallway to

First Floor

Landing

East. With hatch to attic and window overlooking the farmland to the side of the property. Wall mounted shelf over stairway. Door off to

Master Bedroom 12'1 x 12' (3.69m x 3.66m)

South. An excellent size double bedroom with large window overlooking farmland to the front of the property. Double panel radiator and a range of wall mounted shelving. Central former fireplace (display purposes only) and door off to

Walk-in Wardrobe

South. With single panel radiator, full with wooden shelf with rail below.

Bedroom Two 10' x 7'8 (3.05m x 2.34m)

North. A smaller double or excellent size single bedroom which could also make a study or dressing room. With double panel radiator and window overlooking the rear garden.

Bathroom

North. A newly fitted three piece in white comprising shower bath with screen, chrome mixer taps over and wall mounted shower unit. Low flush WC and vanity unit mounted wash hand basin with storage below. Large heated towel rail and wall mounted extractor fan.



Outside

The property is approached off the public highway where there is a paved parking area sufficient for at least two cars. A path leads to the front door flanked by areas of lawn. A high level gate gives access to a path leading round to the side of the property where there is an outside shed providing useful additional storage and the LPG tank. Adjoining the rear of the property is a large, newly laid paved seating area. Beyond which is a good size garden laid to grass.

Important Note:

- In addition to the rent, the tenants will be required to pay £10 per calendar month towards the cost of the shared private drainage.

Services Mains water and electricity connected. Shared private drainage. Gas fired central heating (LPG).

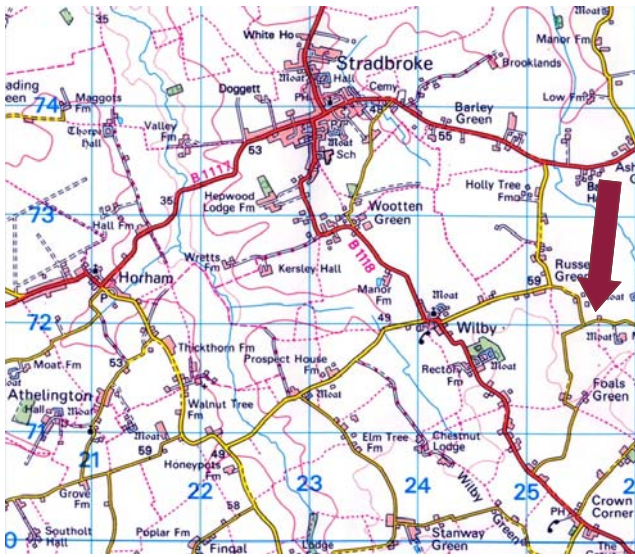
Council Tax Band B. £1,205.47 payable 2017/2018.

Local Authority Mid Suffolk District Council.

Application Fee £225 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.

September 2017



Directions

From Framlingham take the B1116 to Dennington. On reaching the village turn right at the junction by the pub, then take the next left back on to the B1116 signposted Harleston, Stradbroke and Laxfield. Continue on this road passing Les Cotton Drainage Contractors yard on your right, after this take the next left adjacent to the Pill Box onto Wilby Lane and continue on this road for approximately 1.2 miles and 2 Hall Cottage will be found on the right hand side as identified by a Clarke and Simpson 'To Let' board (the right hand cottage of the pair).



Energy Performance Certificate

HM Government

2 Hall Cottages, Foals Green, Wilby, EYE, IP21 5LU

Dwelling type: Semi-detached house Reference number: 2218-0987-7279-1077-0994
 Date of assessment: 29 November 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 29 November 2013 Total floor area: 66 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

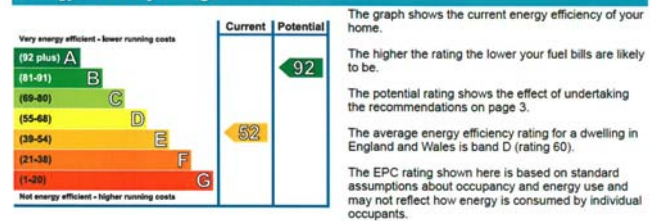
Estimated energy costs of dwelling for 3 years:	£ 3,258
Over 3 years you could save	£ 1,704

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 120 over 3 years	
Heating	£ 2,613 over 3 years	£ 1,179 over 3 years	
Hot Water	£ 420 over 3 years	£ 255 over 3 years	
Totals	£ 3,258	£ 1,554	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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 Internal or external wall insulation	£4,000 - £14,000	£ 1,041	✓
2 Floor Insulation	£800 - £1,200	£ 192	✓
3 Low energy lighting for all fixed outlets	£35	£ 81	✓

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.