

A two bedroom semi-detached ex-local authority bungalow located in a quiet cul-de-sac in the popular village of Charsfield.

Offers in Excess of
£150,000 Freehold
Ref: P6541/B

10 South View
Charsfield
Woodbridge
Suffolk
IP13 7PZ



Sitting room, kitchen, two bedrooms, wet room, separate WC and store room.
Substantial rear garden and enclosed front garden.
Communal parking area.

Contact Us



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Location

The property is situated in a quiet cul-de-sac off the main street in the heart of the popular village of Charsfield. The village has a primary school, first-class playing fields, tennis courts, children's playground, 12th century church, chapel and village hall. There is good access to Wickham Market (4 miles), Framlingham (5 miles), Woodbridge (6 miles) and the county town of Ipswich (11 miles). The cultural centre at Snape Maltings (10 miles) and coastal town of Aldeburgh (15 miles) are within easy reach.

The picturesque market towns of Framlingham and Woodbridge are well known for their excellent state and private schools, independent shops and restaurants. Framlingham's medieval castle was made famous by Mary Tudor and is now a popular tourist attraction maintained by English Heritage. Woodbridge, on the banks of the river Deben, with its historic Shire Hall and Tide Mill, has good rail links to London with faster trains from Ipswich (Liverpool Street 1 hour 10 mins).

Description

10 South View is an ex-local authority bungalow dating from the 1950s. It offers well laid out accommodation, although is now in need of a schedule of complete renovation and refurbishment. Subject to gaining the relevant planning permissions and consents, it could offer an incoming purchaser the opportunity to further develop the property and landscape the substantial rear garden, which is currently a blank canvas. There is communal parking situated around an area of green and the property benefits from the right to park one car on a first come first served basis.

The Accommodation

The Bungalow

A side door leads to a

Rear Lobby

Large brick store measuring 7' x 6' (2.13m x 1.83m) with window to rear and further internal cupboard/coal shed. A side door leads into the

Kitchen 9' x 9' (2.74m x 2.74m)

Window to rear. Range of wall and base units with stainless steel sink with taps above. Space and plumbing for washing machine and space for electric cooker. Night storage heater. Built-in cupboard. Door off to



Sitting Room 13'4 x 12'3 (4.06m x 3.73m)

With half double glazed door to front and windows to side. Electric night storage heater. A door leads to the



Inner Lobby

Doors off to the bedrooms, cloakroom and wet room.

Bedroom One 12' x 11' (3.66m x 3.35m)

A double bedroom with built-in single wardrobe with hanging rail and shelf above. Window to front. Night storage heater.



Bedroom Two 9'3 x 7'8 (2.82m x 2.34m)

A single bedroom with window to rear. Night storage heater.



Cloakroom

Window to rear with obscured glazing and low level WC.

From the kitchen a door leads to a

Wet Room

Window to rear with obscured glazing. Wall-hung basin with tiled splashback, electric shower with tiled surround, electric wall-mounted Duplex fan heater and extractor fan.



Outside

The property is approached via the communal parking area that surrounds an area of green. There is gated access to an enclosed front garden and a pathway leading to the side door. The large rear garden is enclosed by panelled fencing.





Energy Performance Certificate HM Government

10, South View, Charsfield, WOODBRIDGE, IP13 7PZ

Dwelling type: Semi-detached bungalow	Reference number: 0443-2823-6830-2400-7531
Date of assessment: 07 July 2020	Type of assessment: RdSAP, existing dwelling
Date of certificate: 07 July 2020	Total floor area: 52 m ²

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:	£ 4,143
Over 3 years you could save	£ 1,482

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 1,482 over 3 years</p> </div>
Heating	£ 3,486 over 3 years	£ 2,226 over 3 years	
Hot Water	£ 507 over 3 years	£ 285 over 3 years	
Totals	£ 4,143	£ 2,661	

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

	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	42	76	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

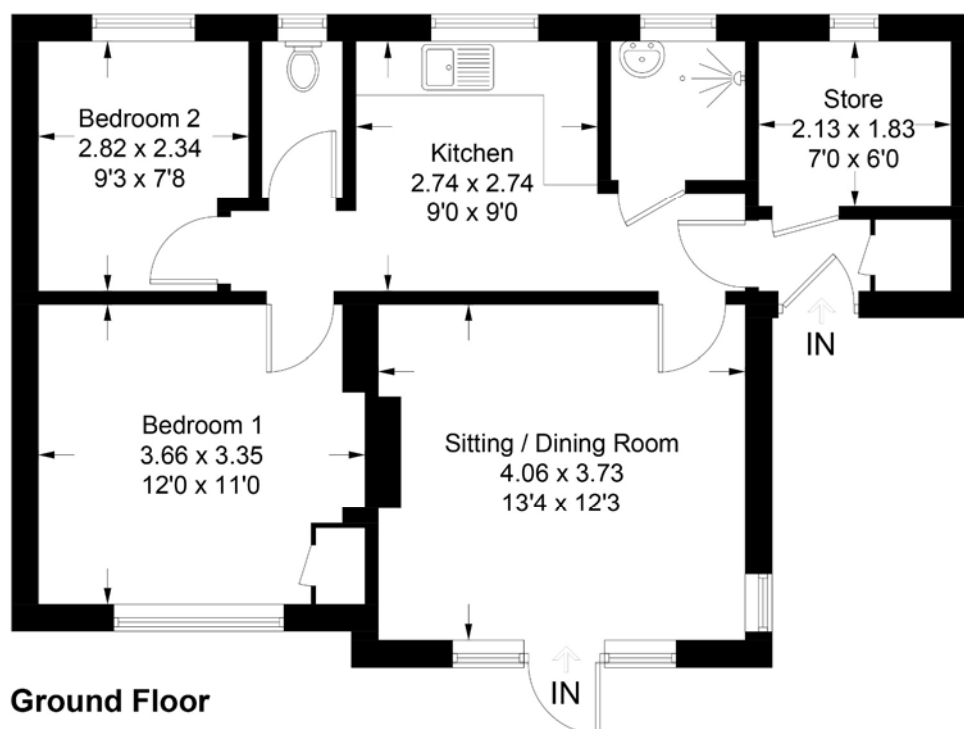
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 411
2 High heat retention storage heaters	£1,600 - £2,400	£ 864
3 Solar water heating	£4,000 - £6,000	£ 210

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

10 South View, Charsfield

Approximate Gross Internal Area = 58.1 sq m / 625 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent. No more than two related viewers will be admitted to the property and assurances must be provided that neither party has Covid-19 symptoms. Viewers must bring with them appropriate PPE (mask) and sanitise accordingly.

Services Mains water, drainage and electricity.

Grounds Maintenance Charge £227.72 per annum.

Council Tax Band B; £1,381.89 payable per annum 2020/2021.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

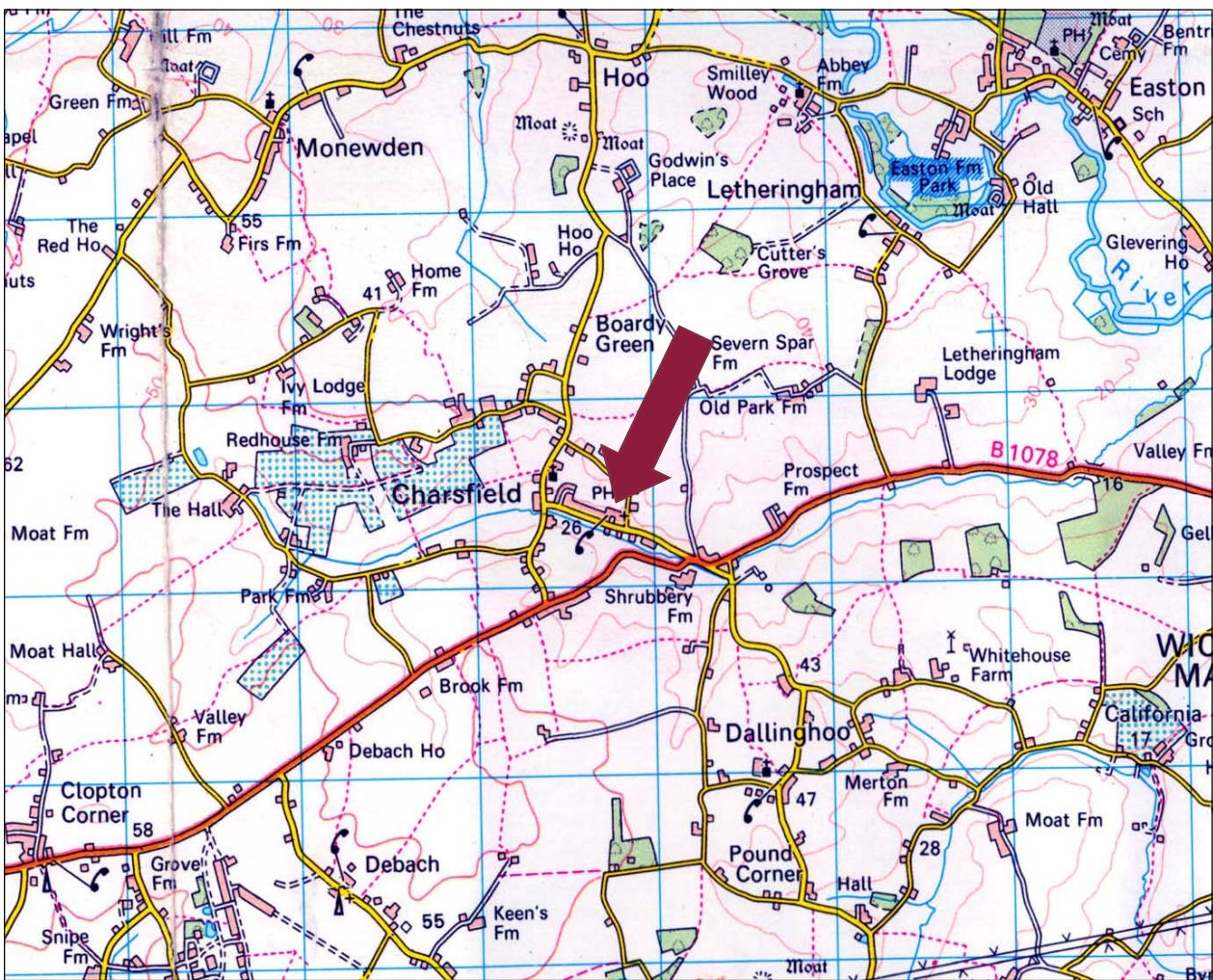
NOTES

1. 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. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. The vendor requires offers to be accompanied by a completed Declaration Of Interest form, which can be obtained from the agent.
4. The property will be marketed for a minimum period of 14 days before any offers will be considered or accepted by the vendor (this allows them to demonstrate that they have achieved best value).
5. In the case of where the applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representation and reserve the right to abort the sale if this condition is not met.

November 2020

Directions

Heading north on the A12, take the exit signposted B1078/ B1116. At the junction, turn left to Wickham Market. At the roundabout take the first left into Wickham Market and continue along the high street until the turning to the B1078 on the right hand side. Turn off here and continue along this road for approximately 3 miles, passing Charsfield garage on the left. Just after the garage turn right into Charsfield village. Continue along the main street where South View will be found just a short way along on the right hand side. As you turn into South View, number 10 will be found at the top of the road on the left hand side. Parking is in the communal parking area.



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