



Brendish, Pound Farm Barns Boxford Road
Ipswich

£1,900 pcm

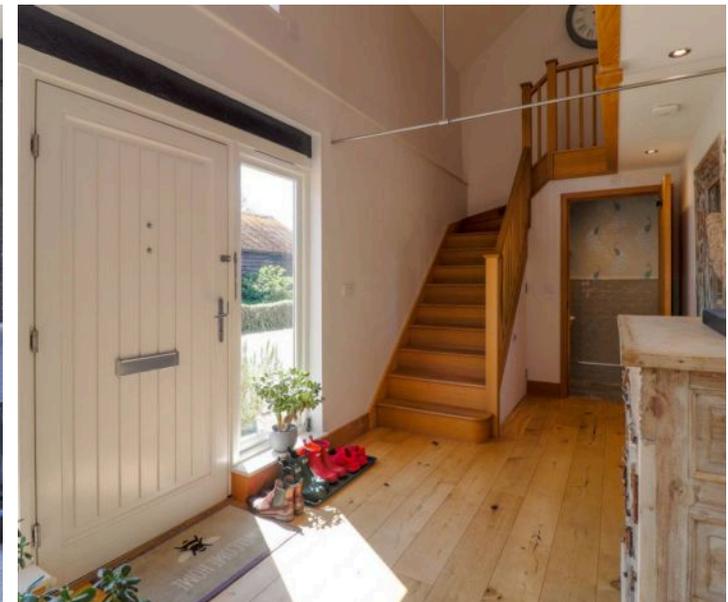
Brendish

Pound Farm Barns Boxford Road, Ipswich

A beautifully restored four bedroom semi-detached barn conversion, finished to an exceptional standard, including an open plan kitchen/living/dining room, utility room, ground floor cloakroom, first floor bathroom and en-suite shower room, together with ample off road parking, generous gardens and far reaching countryside views. All located in the popular village of Milden.

Spacious hallway with two full-height windows to the front, an attractive oak staircase rising to the first floor. Cloakroom, which has a modern white suite comprising a low level wc and pedestal wash basin. A light and spacious open plan kitchen/living/dining room comprising a sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, Rangemaster cooker with hob and extractor above, a range of high quality appliances and door to the utility room.

On the first floor, there is a galleried landing with doors to the bedrooms and family bathroom. Bedroom 1 has a window to the rear and a door to the en-suite shower room, which has a Juliette balcony to the front and a modern suite. There are 3 further double bedrooms. Family bathroom has a modern white suite comprising a low level wc, wash basin and panelled bath with shower attachment.



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Outside to the front there is a driveway providing ample off road parking and outbuilding with potential for an office/garage. Rear gardens are laid mainly to lawn with a terraced seating area.

Tenancy - The property is available on an unfurnished basis under an assured shorthold agreement for an initial period of six months.

Deposit - Equivalent to 5 weeks rent.

Holding Fee

A holding fee equivalent to one week's rent is required to secure the property. This fee will be held for 15 days and either returned to you or used towards your first month's rent/deposit. You will forfeit the right to have the holding deposit returned to you under the following circumstances:

1. You withdraw from the tenancy before the contract is signed.
2. You fail a right to rent check.
3. You provide false or misleading information.
4. You fail to provide the relevant information/documentation. to enable referencing to commence before the 15 day deadline.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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