



Temple Bar Temple Bar, Edwardstone
Sudbury

£1,200 pcm

A charming two bedroom listed cottage with kitchen, sitting room with fireplace and first floor bathroom, together with generous gardens to the rear and extensive countryside views from every window. All situated on the edge of the village of Edwardstone.

As you enter the property, there is a hallway with leaded light windows to the front and rear, under stairs cupboard housing a washing machine (not Landlords responsibility for repair or replacement), door to the kitchen and steps leading up to the sitting room, which has dual aspect leaded light windows to the front and rear and a feature fireplace. The kitchen also has dual aspect leaded light windows to the front and rear and comprises a stainless steel sink unit inset in to a range of solid wood work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated oven, inset four burner hob with extractor over and a walk-in cupboard housing an upright fridge/freezer (not Landlords responsibility for repair or replacement).

On the first floor, there is a landing with doors to bedroom 1 and the bathroom, under stairs storage cupboard and a staircase rising to the second floor. Bedroom 1 has dual aspect leaded light windows to the front and rear offering extensive countryside views. The bathroom also has dual aspect leaded light windows to the front and rear and a white suite comprising a roll top bath, corner shower unit, low level wc and wash basin.



On the second floor there is a landing with a window to the rear and a door to bedroom 2, which has dual aspect leaded light windows to the front and side. Outside, the gardens lie to the rear of the property and are generous in size, laid mainly to lawn with a large patio seating area and mature oak trees. All bounded by a mixture of fencing and hedging and offering views over the estate and countryside beyond.

Tenancy – The property is available on an unfurnished basis under an assured shorthold agreement for an initial period of twelve 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.

EPC Energy Efficiency Rating: F



FROST

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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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