



Annexe, High Street Farm Ipswich Road
Ipswich

£600 pcm

Annexe

High Street Farm Ipswich Road, Ipswich

A one bedroom annexe, which forms part of a period farmhouse with kitchen/sitting room, conservatory and shower room, together with off road parking for one vehicle. All situated on the outskirts of the popular village of Bildeston.

As you enter the property, there is a conservatory with windows to the front and a door leading to the kitchen/sitting room, which has dual aspect windows to the front and side and comprises a stainless sink unit inset into a range of solid oak work surfaces with cupboards and drawers below, wall mounted shelving, electric oven with extractor above, space and plumbing for washing machine, space for fridge, staircase rising to the first floor, radiator, spotlighting and an exposed ceiling timber.

On the first floor, there is a double bedroom with a window to the rear overlooking the surrounding countryside, exposed ceiling timbers, radiator and a door to the shower room, which has a white suite comprising a fully tiled shower cubicle with Mira electric shower, wall mounted wash basin, low level wc and heated towel rail.

There is also off road parking for one vehicle.

No pets.

Tenancy

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



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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: A

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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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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