



3 Covey Cottages, Hintlesham
Ipswich, IP8 3NY

£1,100 pcm

A charming mid-terraced two bedroom cottage with kitchen, sitting room with fireplace, dining room and ground floor bathroom, together with a good sized rear garden, countryside views and off road parking for two vehicles. All located down a peaceful country lane, in the popular village of Hintlesham.

As you enter the property, there is a hallway with a cupboard housing the oil fired boiler, space for fridge/freezer, shelving and a door to the kitchen, which has two windows to the front, doors to an inner lobby and sitting room and comprising a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards and an integrated oven with four burner hob and extractor above. The lobby has a large cupboard with space and plumbing for washing machine and a door to the bathroom, which has a window to the front and a white suite comprising a low level wc, wash basin with storage below and a panelled bath with Triton electric shower over. The sitting room has a window to the rear overlooking the gardens, door to a rear hallway, red brick fireplace and an under stairs storage cupboard. The inner hallway has a staircase rising to the first floor, door leading out to the rear garden and a door to the dining room, which has windows to the rear overlooking the gardens.

On the first floor, there is a landing with doors to the bedrooms. Bedroom 1 has a window to the rear overlooking the gardens and countryside beyond and a built-in wardrobe. Bedroom 2 also has a window to the rear overlooking the gardens and countryside beyond.



Outside, to the front, there is a driveway providing off road parking for two vehicles. The gardens lie to the rear of the property and are laid mainly to lawn with a variety of mature trees and a garden shed. All bounded by a mixture of hedging and panelled fencing.

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.

Council Tax band: B

EPC Energy Efficiency Rating: E



FROST

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Zoopla

OnTheMarket

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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