



Corner Cottage, Shelley, Ipswich, Suffolk, IP7 5QX

Rent - £1,500 p.c.m – Exclusive



A beautifully presented extended detached four bedroom house arranged to provide spacious and well appointed living accommodation including entrance hall, 21ft 10ins living room with fireplace housing a wood burning stove, 20ft 1ins fully fitted kitchen/dining room with integrated appliances, study, utility room, ground floor cloakroom, en-suite facilities to the master bedroom and an additional first floor bathroom together with double garage, additional off road parking all occupying well maintained gardens and situated in a stunning rural location with views across the River Brett.

Shelley is a pretty village situated on the west bank of the River Brett and lies approximately three miles from the market town of Hadleigh which offers a wide range of amenities and facilities. The senior school of Hadleigh offers places to 750 pupils aged 11 to 16 and is a specialist science school with a strong presence in the Suffolk school league tables. Manningtree, Ipswich and Colchester stations are all within easy reach, each offering main line rail links with London's Liverpool Street Station.

"Corner Cottage" is of Victorian origin and extended in more recent years, presenting brick elevations under pitched roofs clad with tiles. The property benefits from some sealed unit double glazing and oil fired radiator heating. The accommodation is as follows.

ON THE GROUND FLOOR

Oak Framed Porch

With sealed unit part double glazed door to:

Entrance Hall

21ft 8ins x 6ft 4ins narrowing at the staircase with doors to the sitting room, study, utility room and ground floor cloakroom, staircase rising to first floor, window and stable door overlooking and leading to the rear gardens, under stairs storage cupboard, oak floor, radiator and spotlighting.

Sitting Room

21ft 10 x 20ft 3ins maximum overall, narrowing slightly at one end with partially vaulted ceiling, triple aspect windows to the front, rear and side, fireplace with pamment hearth and oak bressumer housing a wood burning stove, extensive built in storage, two radiators, spotlighting, additional ceiling light point and door to:

Kitchen/Dining Room

20ft 1ins x 15ft 1ins maximum, narrowing at one end to 8ft 2ins with vaulted ceilings, triple aspect windows to the front and side, fully fitted kitchen comprising inset one and a half bowl single drainer sink unit with cupboards under, range of oak work surfaces with matching upstands, most with cupboards and drawers under, integrated four burner ceramic hob with stainless steel splashback and extractor over, integrated eye level double oven, integrated full height freezer, integrated full height fridge, integrated dishwasher, range of wall mounted storage cupboards including two glazed display cabinets, tiled floor, radiator, spotlighting, an additional ceiling light point and wall light points.

Study

12ft 3ins x 9ft 5ins with dual aspect windows to the front and side, fireplace with oak bressumer (currently sealed off), oak flooring and spotlighting.

Utility Room

9ft 7ins x 8ft 5ins with window to side, range of built in cabinets including a stainless steel single drainer sink unit with cupboards under, range of wood effect work surfaces some with cupboards and drawers under, space and plumbing for a washing machine and tumble dryer, part tiled walls, tiled floor, radiator, spotlighting and built in storage cupboard housing floor mounted oil fired boiler serving domestic hot water and central heating.

Ground Floor Cloakroom

With window to rear and white suite comprising sealed system wc, wall mounted wash basin with chrome fittings and tiled splashback, tiled floor, radiator and ceiling light point.

ON THE FIRST FLOOR

Spacious Part Galleried Split Level Landing

With window to rear, doors to the bedrooms and bathroom, access to roof space, built in storage cupboard, radiator, spotlighting and additional ceiling light point.

Principle Bedroom Suite - Comprising Bedroom 1

13ft 3ins x 10ft 7ins with dual aspect windows to front and rear, radiator, ceiling light point and door to:

En-suite Shower Room

With window to front and white suite comprising low level wc, wall mounted wash basin with chrome fittings and large tiled shower enclosure with chrome fittings and sliding glazed door, partly tiled walls, tiled floor, radiator and spotlighting.

Bedroom 2

12ft 3ins x 10ft 5ins with window to front, built in wardrobes, radiator and ceiling light point.

Bedroom 3

9ft 8ins x 9ft 1ins with window to rear, built in wardrobes and dressing table, radiator and ceiling light point.

Bedroom 4

7ft 8ins x 7ft 1ins with window to front, range of built in wardrobes, radiator and ceiling light point.

Bathroom

With window to rear and white suite comprising low level concealed cistern wc, wash basin with chrome fittings and panelled bath with centrally mounted chrome fittings and separate shower over with a folding glazed shower screen, part tiled walls, tiled floor, heated towel rail and spotlighting.

OUTSIDE**Double Garage**

Presenting brick elevations under a flat roof with two sliding steel up and over doors to front.

Note: It is not possible to gain access to the garage with vehicles but it does provide some useful storage.

The garage is approached via a driveway providing additional off road parking and gates from the driveway to provide access to the gardens.

Gardens

Immediately in front of the property is a small garden laid mainly to stone with flowering and shrub borders with steps leading to the formal gardens, which comprise immediately behind the property, a paved terrace bounded by a brick wall with steps leading to the formal gardens which are laid mainly to lawn with mature flowering and shrub borders, bounded by a mixture of brick wall, fencing and a natural hedge.

Oil Storage Tank**Outside Lighting****Outside Tap****Services**

We understand mains electricity and water are connected. Private drainage system.

Rent

£1500 p.c.m exclusive

Tenancy

The property is available on an unfurnished basis under an assured shorthold agreement for an initial period of six Month's.

Deposit

Equivalent to 1 ½ month's rent.

Other Disbursements

A fee of £250 (including VAT) is payable to Frost and Partners. This fee includes the cost of preparing the Assured Shorthold Tenancy Agreement and the administration costs associated with the references we will obtain on the first applicant. There will be an additional fee of £100.00 including VAT for each additional applicant or guarantor. The fees are payable upon application to take the tenancy and are non-refundable.

When you leave the property, a final inspection will be undertaken, for which we will charge a fee of £100.00.

76 High Street, Hadleigh, Ipswich, Suffolk IP7 5EF Tel: 01473 823456

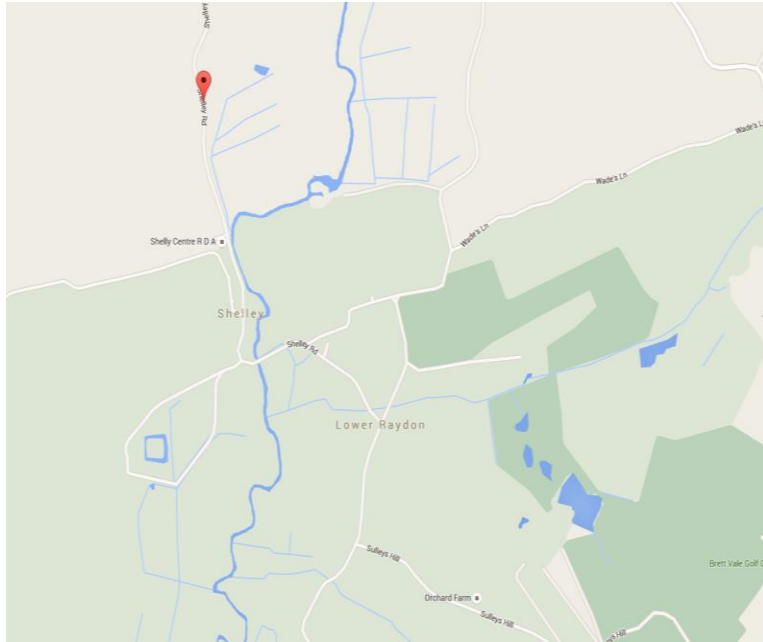
www.frostandpartners.co.uk e-mail:sales@frostandpartners.co.uk



Viewing

Strictly by prior appointment with the Landlords agent

Directions



Energy Performance Certificate

Energy Performance Certificate			
Corner Cottage, Shelley, IPSWICH, IP7 6GX			
Dwelling type:	Detached house	Reference number:	9388-3085-7263-4465-0944
Date of assessment:	18 July 2016	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	20 July 2016	Total floor area:	149 m²
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:			£ 4,882
Over 3 years you could save			£ 2,062
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 361 over 3 years	£ 234 over 3 years	
Heating	£ 3,774 over 3 years	£ 2,124 over 3 years	
Hot Water	£ 537 over 3 years	£ 252 over 3 years	
Totals	£ 4,682	£ 2,610	
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.			
Energy Efficiency Rating			
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 99	
2 Internal or external wall insulation	£4,000 - £14,000	£ 843	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 192	
See page 3 for a full list of recommendations for this property			
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0800 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.			



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"Frost and Partners are Authorised Introducers to Matthew Gallo, who is an Independent Mortgage Broker. Matthew can be contacted for completely impartial advice on 07776195254, or by email at info@mpsgallo.com

Matthew Gallo is Authorised and regulated by the Financial Services Authority. Your home may be repossessed if you do not keep up repayments on your mortgage."

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