

Olivers

18th century, Semi-detached cottage, renovated to a high standard. In close proximity to local amenities and town centre.



£625 pcm

Weaver Cottage, 3 Walpole Road, Halesworth, Suffolk, IP19 8DJ

- Former holiday cottage
- Three bedrooms
- Conservatory
- Period features
- Gas central heating
- Upstairs bathroom
- Double glazed windows
- Wood burner
- Available: 12/03/17

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DISCRIPTION:

Weavers Cottage is situated on the outskirts of the picturesque, market town of Halesworth within easy walking distance of the town centre. The town offers a colourful selection of shops, pubs, cafes and restaurants based along its pedestrianised Thoroughfare. Halesworth is also a local hub for public transport with a railway station (East Suffolk Line) with services to Lowestoft, Ipswich and London and regular bus services to Norwich, Southwold and Aldeburgh.

ACCOMODATION:

LIVING ROOM 12' 11" x 11' 10" (3.95m x 3.62m)

Lovely quaint room with a wealth of period features including exposed ceiling and wall timbers, Inglenook fireplace containing Cast Iron wood burner, Bessemer beam above and Pammett hearth, two timber framed double glazed windows with front aspect each with double panel radiator beneath. Door leading to Kitchen

KITCHEN: 6' 2" x 16' 8" (1.88m x 5.09m)

Traditional cottage style, lovely Suffolk red brick floor, exposed wall timbers, range of wall and base mounted units with oak style door fronts and roll top worktops, part splash back surround, windows with rear aspects, door leading to conservatory..

CONSERVATORY 13' 9" x 10' 9" (4.2m x 3.3m) (Approx)

Victorian style: bright airy room with Terracotta style ceramic floor tiles, dwarf brick wall, fan/light ceiling fitting and double door leading out rear garden.

STAIRS / LANDING

Brown stained timber staircase leading to first floor landing with independent access to each bedroom and bathroom, exposed wall timbers, round window to side aspect, fitted carpets.

MASTER BEDROOM 10' 2" x 12' 5" (3.12m x 3.80m) (Max)

Exposed wall timbers, fitted carpets, timber framed double glazed window to front aspect, double panel radiator, exposed brick chimney breast.

SECOND BEDROOM: 7' 8" x 8' 2" (2.35m x 2.50m) (Max)

L shaped room, exposed wall timbers, fitted carpets, double panel radiator, above stairs storage cupboard, double glazed timber framed window with front aspect,

THIRD BEDROOM: 5' 1" x 11' 8" (1.57m x 3.56m) (Max)

Fitted carpets, radiator, double glazed timber framed window with rear aspect, exposed wall timbers, built in shelving (Restricted height room in part)

BATHROOM: 5' 8" x 7' 6" (1.75m x 2.30m)

Marble effect laminate floor tiles, hand basin with pedestal and cross head taps, steel enamel bath with mixer tap / hand shower fitting, timber bath side panel, shower screen, low level WC storage cupboard, double glazed window with rear aspect, exposed wall timbers, double panel radiator..

GARDENS

FRONT: Set Back from Walpole Road, off road parking for two cars, (possible further parking to the side of the property) REAR Private enclosed garden laid mainly to grass and shingle with timber fence perimeter, various small trees and foliage.

PROPERTY OFFERED:

To let unfurnished on an Assured Shorthold Tenancy for an initial term of 6 months (with the view of extending) at a rent of £625 per calendar month.

VIEWING ARRANGEMENTS:

Strictly by appointment with Agent

TENANTS TERMS:

Monthly rent of £625 pcm

SERVICES/AVAILABILITY:

Mains water, drainage, Gas and electricity connected

LOCAL AUTHORITY:

Waveney District Council - 01502 562 111

COUNCIL TAX:

Band - "B" 2017

AGENTS NOTES:

Sorry no pets

AGENCY CHARGES:

All charges are Inclusive of vat (where applicable) and non refundable

Credit Check/Reference:

£80 (Per person)

Right to rent checks:

£20 (per person)

Guarantor check:

£50 (Per person - if required)

Administration Fee:

£150 (Per property)

First months rent:

£625 (Payable in advance each month)

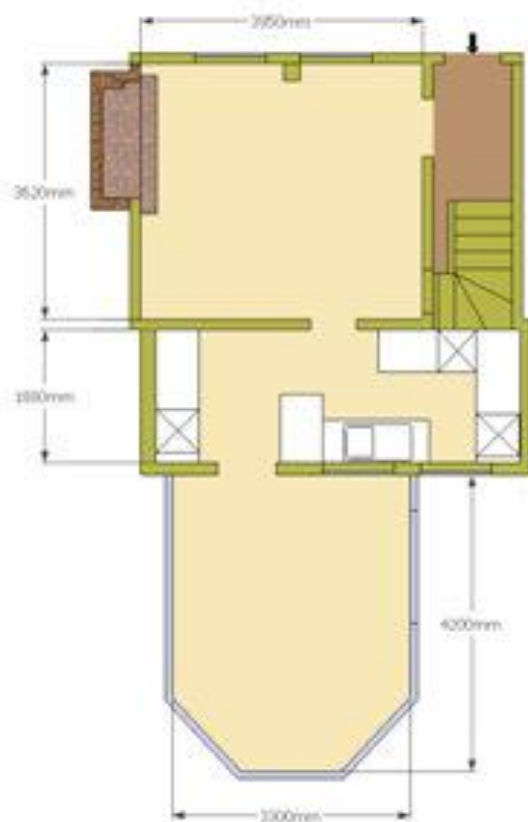
One months deposit:

£625 to be held by the Deposit Protection Service for the tenancy duration

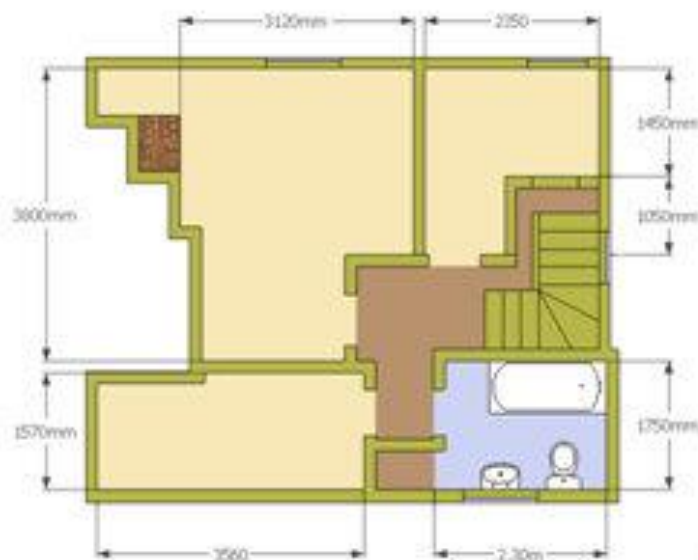


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Floor plan:



Ground floor: 38.5m²



First Floor: 31m²

Total Floor area: 69.5m²

All information including prices, photographs, drawings and details contained in these particulars are issued in good faith and must only be used as a guide for forming part of any offer or contract. The Agent (Vendor/Landlord) accepts no responsibility for misrepresentation. Prospective purchasers/tenants must themselves verify the statements contained and contact this office for clarification if required. All room measurements provided are approximate and not intended for the purposes of ordering of carpets, furniture or any other materials, other measurements of particular interest should be independently verified. No service, equipment or appliances contained in this property has been tested, accordingly applicants are advised to commission their own survey report prior to placing an offer.