

Olivers

A charming, beamed character cottage with its own gated parking, garden room and cycle store, in the centre of Halesworth close to the library and railway station



£1100 pcm

28 Rectory Street, Halesworth, Suffolk, IP19 8AE

- Townhouse cottage
- 2/3 bedrooms
- Off road parking
- Unfurnished
- Gas central heating
- All rooms off hallway
- Garden room
- Permit parking nearby
- Available 16/10/25

Tel: 01502 470 193 info@olivers.co.uk

Website: www.olivers.co.uk

A charming, beamed character cottage with its own gated parking, garden room and cycle store, in the centre of Halesworth close to the library and railway station.

DIRECTIONS:

Rectory Street can be found in Halesworth next to the library, at the northern end of The Thoroughfare (the pedestrianised high street).

LOCALITY:

Halesworth is a historic market town located in the northeast corner of Suffolk, primarily centred around a pedestrianised high street. Market day is Wednesday. The Cut Theatre with many cultural activities is close by. Halesworth has the largest millennium green in the UK with around 44 acres of grazing marsh providing a haven for wildlife. Halesworth railway station is a short walk from Rectory Street, with links to Lowestoft and through Ipswich to London Liverpool Street.

ACCOMMODATION:

LIVING ROOM: 12' 1" x 12' 4" (3.68m x 3.75m)

Exposed oak beams and double glazed windows to the south and west elevations. There is a walk in storage cupboard with rail, and to one side of the fireplace there is a recess with power, TV connection for the Freeview aerial and a phone point. The room has curtains and carpet, a double radiator and additionally a 6kw coal effect gas fire which enhances the ambiance of the room.

KITCHEN: 7' 10" x 14' 11" (2.39m x 4.55m)

Step up into the kitchen with a low ceiling and exposed beams, radiator, alcove space for cooker and fridge. There are under counter cupboards and wall cupboards plus a shelved larder and narrow store cupboard. Nearly level access to the side garden hard standing parking area is direct from the kitchen side door. The staircase leads from the kitchen up to the first and second floors.

DINING ROOM / THIRD BEDROOM: 8' 7" x 11' 7" (2.62m x 3.52m)

Beyond the kitchen is the dining room with oak floorboards, radiator, west facing window.

(Please note that the fixed half glazed door to this room is non-opening, - fire egress from this room would be via the window).

This room could be used as a study or an alternative bedroom.

SHOWER ROOM: 4' 0" x 8' 6" (1.21m x 2.58m)

Ground floor shower, heated towel rail, basin and WC in an en-suite room.

LANDING:

Cupboard with rails

UPSTAIRS BATHROOM: 7' 8" x 7' 1" (2.39m x 2.15m)

Exposed oak beams, radiator and heated towel radiator. A four piece white suite, airing cupboard with gas central heating boiler.

BEDROOM ONE: 11' 3" x 10' 2" (3.45m x 3.10m)

Windows to two aspects, a double radiator, exposed oak beams, original oak, uneven, sloping floorboards.

SECOND FLOOR BEDROOM: 11' 5" x 13' 0" (3.49m x 3.95m)

Wash basin and radiator, facing west window and original oak floorboards.

OUTSIDE:

Paved yard for parking, raised borders with shrubs, and a gravel garden with tubs.

(There are also pay & display Bridge Street and Thoroughfare public car parks nearby).

GARDEN ROOM: 8' 6" x 11' 2" (2.60m x 3.40m)

Tiled floor and power points. Adjacent is a cycle store with loft storage over part of the garden room.

OTHER NOTES

Sorry the property is not suitable for pets, children or smokers

Council Tax - Band B

Council - East Suffolk

EPC: D Rating

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 £1,100.00 per calendar month.

Monthly rent: £1,100.00 per calendar month

Holding Deposit: £253.84

5 Weeks Deposit (secured with DPS deposit scheme at start of tenancy): £1,269.23

Appliances: No white goods supplied.

APPLICATION PROCESS:

Application Stage

Complete the application form

Provide photographic Identification (e.g. Passport or Driving Licence alongside Birth Certificate)

Proof of current address (e.g. Council tax bill, Utility bill or Bank Statement - dated within the past 3 months)

Holding Deposit

Pay a holding deposit of 1 weeks rent - credited against the applicants final balance, on their approval following required checks/references

The holding deposit will be refunded to the Applicant where:

The Landlord withdraws from the application process

The Applicants and Landlord fail to enter into a tenancy agreement within 14 days

The holding deposit will not be refunded to the Applicant where:

a) The applicant withdraws from the application process before contracts are signed

b) The applicant does not pass Right to Rent or UK Sanctions Checks

c) The Applicant provides false or misleading information, and the Landlord or his Agent is reasonably entitled to take into account the Applicant's actions in providing false or misleading information or the difference between the false and correct information in deciding whether to grant a tenancy to the Applicant;

d) The Applicant notifies the landlord or letting agent within 14 days from receipt of the holding deposit that the Applicant does not want to enter into a tenancy agreement.

e) The Landlord or his Agent takes all reasonable steps to enter into a tenancy agreement, within 14 days from the date of receipt of the holding deposit, but the tenant fails to take all reasonable steps to enter into the agreement before that date.

Credit Check / References / Right to Rent / UK Sanctions Checks

On receipt of the holding deposit, we will then administer credit checks, obtain references from current or previous landlords, confirmation of Employment, affordability and carry out Right to Rent checks. The results of these checks will be reported to your prospective Landlord.

The Agent is also required to verify the identity of the Applicant and the Applicant agrees to provide proof of identification and relevant information to assist the Agent with due diligence checks. Where there is suspicion or evidence of money laundering or financial sanctions the Agent is required by law to report the prospective Tenant to the appropriate authority.

Before the Tenancy Starts

Pay one months' rent (payable in advance)

Pay a Deposit: equivalent to five weeks rent (Secured with the Deposit Protection Scheme (DPS) for the tenancy duration)

Payments during the tenancy

Gas, Electricity, Water, Telephone, Broadband, Television licence and Council Tax (as appropriate)

£50.00 (Inc vat) if you want to change the tenancy agreement

Interest for the late payment of rent at a rate at 3% above the Bank of England's base rate

£50.00 (Inc vat) for the reasonably incurred costs for the loss of keys/security devices

Any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Any other permitted payments, not included above, under Tenant Fees Act

Tenant protection

Olivers Property Agents Ltd is a member of the following schemes;

Client Money Protection (CMP) - Membership No: CMP004528 & The Property Redress Scheme: Membership No: PRS002810

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 not forming part of any offer or contract. The Agent/Vendor/Landlord accepts no responsibility for misrepresentations: Prospective purchasers/tenants must themselves verify the statements contained and contact this office for clarification if required. All room measurements provided are approximate and must not be used 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 appliance contained in this property has been tested; accordingly, applicants are advised to commission their own survey/report prior to placing an offer.





Floor plan:

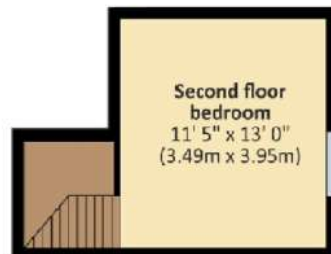
28 Rectory Street, Halesworth, Suffolk, IP19 8AE



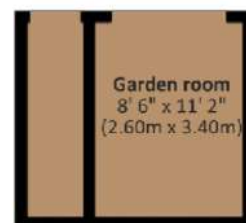
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Total Floor area: 84m²

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 not forming part of any offer or contract. The Agent/Vendor/Landlord accepts no responsibility for misrepresentations: Prospective purchasers/tenants must themselves verify the statements contained and contact this office for clarification if required. All room measurements provided are approximate and must not be used 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 appliance contained in this property has been tested; accordingly applicants are advised to commission their own survey/report prior to placing an offer.

Energy performance certificate (EPC)

28 Rectory Street
HALESWORTH
IP19 8AE

Energy rating

D

Valid until: **7 February 2034**

Certificate number: **0360-2993-1320-2604-3445**

Property type Semi-detached house

Total floor area 88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60