

**1 MANOR FARM LANE
STUTTON**



Delightful Rural Location

Summary of Accommodation

Kitchen, Utility, Living Room/Diner, 2 Bedrooms, Bathroom. OFCH

TO LET – RENT £695 PCM

Unfurnished on an Assured Shorthold Tenancy

01473 461203

1 Manor Farm Lane

Description:

Council Tax Band B 2017/2018 - £1,203.84

Location: The property is located within the popular and sought-after village of Stutton and is within easy reach of Manningtree Station. The A12 trunk road is 5½ miles to the north-west. The A14 and Ipswich are located 5½ miles to the north.

Directions: From the A14 from Ipswich, take the A137 signed posted for Ipswich Central/Manningtree and turn right towards Manningtree.

Continue along this road for approximately 6 miles and turn left on the B1080 to the village of Stutton. Access to Manor Lane is via Crepping Hall Drive (follow signs to Manor Farm Business Centre).

The exterior of the property is due to be re-painted in the summer of 2017.

The accommodation, with approximate room sizes, comprises:

Rent: £695 payable by Standing Order per calendar month. A deposit of £1,000 will be required. The property will be let on an Assured Shorthold Tenancy Agreement for an initial term of 1 year, which may be extended by agreement. General Administration Fee - £240 (inclusive of VAT), payable prior to commencement of the Tenancy.

Utility Room: 2.7m x 1.85m

Plumbing for washing machine; **Cloakroom** with WC and basin; terracotta floor tiles; door through to:

Viewing: Strictly by appointment through: Summers Wykes-Sneyd, Rivers Court, High Street, Sproughton, Ipswich IP8 3AP
Tel: 01473 461203 Fax: 01473 740005
Email: lettings@sw-s.co.uk

Kitchen: 3.5m x 2m

Range of fitted cupboards and drawer units with worktops over and matching wall units; integrated electric oven and hob with extractor fan above; stainless steel single sink with drainer; terracotta floor tiles; door through to:

Right to Rent – In order to comply with the Government's "Right to Rent" policy, we now need to meet with all prospective tenants of a property who are aged 18 and over and see copies of their passports. We are required to keep photocopies of the passport(s) on file. Where a potential tenant is UK born but does not hold a passport, a copy of a birth certificate and driving licence may be an acceptable alternative. We also require the names and dates of birth of all children who will be living in the property.

Dining/Living Room: 6m x 3.8m

Double aspect room with views to the front and side garden. Woodburner with red brick surround. Front door into garden.

Stairs to first floor landing with doors off to:

Disclaimer: Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way or for any purpose whatever and, accordingly, neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content. In the event of the agents, the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

Bathroom: 2.67m x 1.4m

White suite comprising WC, basin, bath with shower attachment and shower screen.

Bedroom 1: 3.8m x 3.19m

Dormer window overlooking front garden.

Bedroom 2: 3.63m x 2.74m

Window overlooking the back garden

Outside: Large garden mainly laid to lawn. Two garden sheds and parking for two vehicles.

Services: Main water, electricity, private foul drainage. Oil-fired central heating.