

TO LET

1 Church Lane, Walberswick,
Suffolk, IP18 6UZ

Rent: £825 pcm

A 3 bedroom semi detached house, newly painted and carpeted. Newly fitted central heating. Situated on a no through road and close to the beach.
Quiet location.

Entrance Hall

Lounge

Good size kitchen

Wet room

Front & rear gardens

Off road parking

Oil fired central heating

**Halford Wetmore, 45 High Street,
Southwold, Suffolk IP18 6DJ**

Tel: 01502 723007

www.halfordwetmore.com

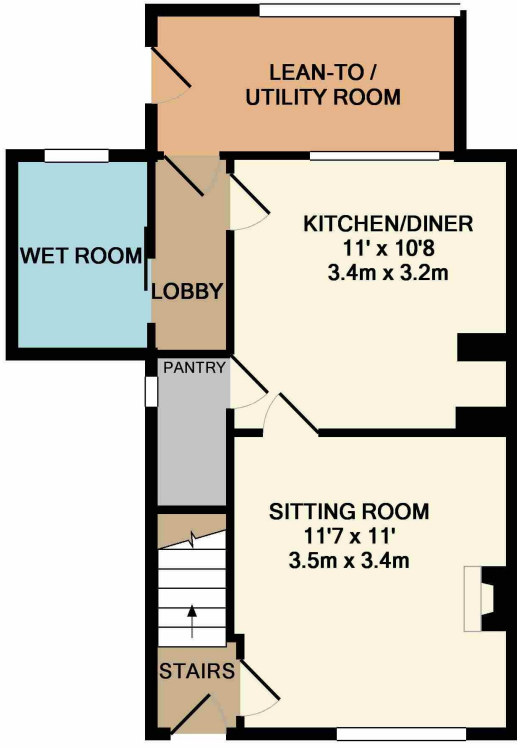


This newly decorated and carpeted 3 bedroom semi detached house is located in Walberswick, a quiet village location situated on the coast.

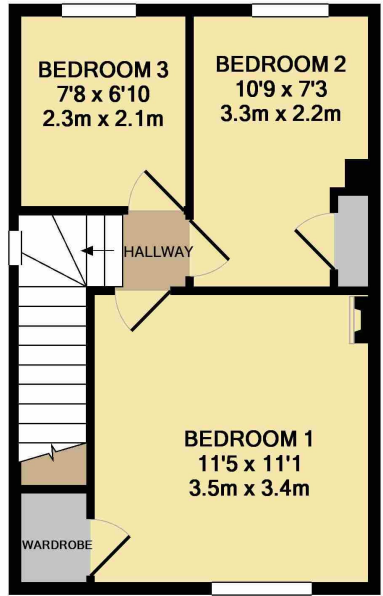
Offering accommodation over two floors, access is from an entrance door at the front to the hall and staircase; from there you enter the lounge which then leads to the kitchen at the rear of the property. Off the kitchen is the wet room. The back of the property has a lean to/utility room which leads onto the enclosed garden with outhouse and separate timber built workshed.

On the first floor are 3 bedrooms, one with built in storage.

Outside the front of the property there is a large grass enclosed garden with off-road parking.



GROUND FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		46	76
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		33	56
England, Scotland & Wales			

1. Halford Wetmore will require the tenant/s to pay a non refundable referencing fee - £120 including VAT for a single tenant over 18 years of age or £200 including VAT for a couple over 18 years of age.

If a guarantor is required there is an additional charge of £50 including VAT.

Halford Wetmore process references through Van Mildert referencing services and on the basis they are approved will then draw up the Shorthold Tenancy Agreement.

2. This is an Assured Shorthold Tenancy with an initial commitment of 12 months.

3. A rent of £825 per calendar month will be payable in advance by standing order to the landlord.

4. A deposit of £825 will be payable at the start of the tenancy and held by the government approved Deposit Protection Service.

5. All utility bills for the property including council tax will be payable by the tenant in addition to the monthly rent.

6. No Smokers.

PLEASE NOTE BY SIGNING A TENANCY AGREEMENT YOU ARE ENTERING INTO A LEGALLY BINDING CONTRACT.