

# 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



£695 pcm

28 Rectory Street, Halesworth, Suffolk, IP19 8AE

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

Tel: 01502 470 193

Fax: 01502 710 121

[info@olivers.co.uk](mailto:info@olivers.co.uk)

Website: [www.olivers.co.uk](http://www.olivers.co.uk)

### 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.

### ACCOMODATION:

#### **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, electric cooker, fridge and washing machine. 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 and back door opening into the rear yard. 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 up borders with shrubs, and a gravel garden with tubs.

#### **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.

### AGENCY CHARGES

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

- Credit Check/Reference: FREE OF CHARGE (Normally £80 Per person)
- Right To Rent Check: £20 (Per adult)
- Guarantor check (If required): £50 (Per person)
- Administration Fee: £150 (Per property)
- First months rent: £695 (Payable in advance each month)
- One months deposit: £695 held by the Deposit Protection Service for the tenancy duration

### OTHER NOTES

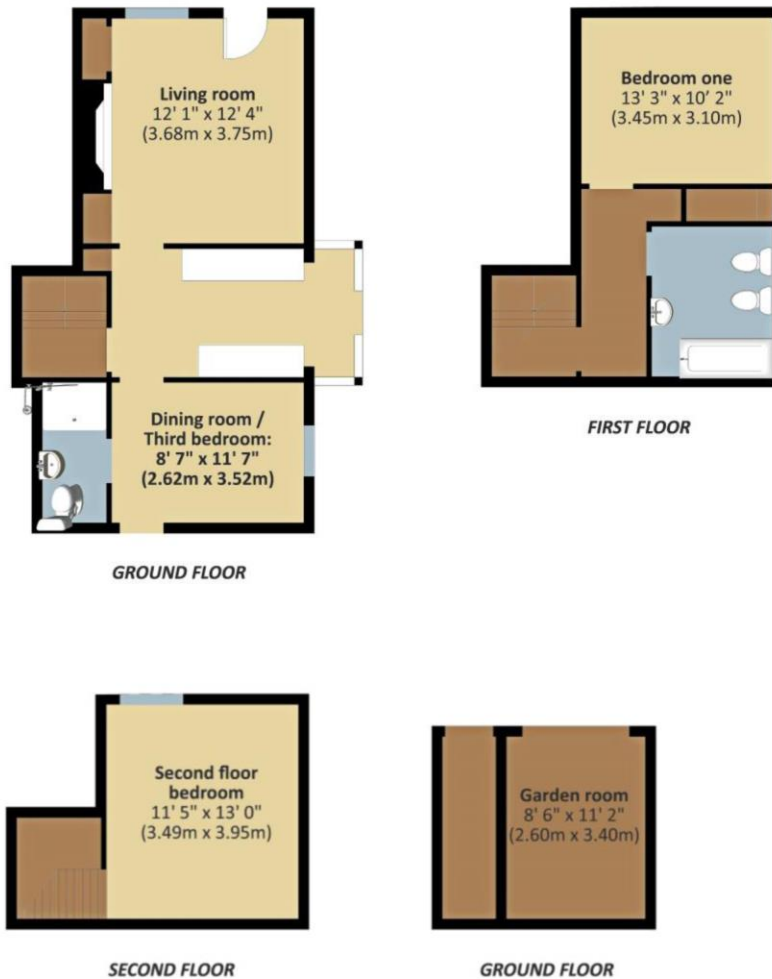
- Pets- Considered: Subject to a Non refundable Pet Fee of £120 - for fumigation at end of Tenancy. Additional ½ months deposit (£347.50) - held by the Deposit Protection Service
- Children: Sorry the property is not suitable for children
- Smokers: Outside only



# Olivers

## Floor plan:

28 Rectory Street, Halesworth, Suffolk, IP19 8AE



**Total Floor area: 84m<sup>2</sup>**

*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.*

28, Rectory Street, HALESWORTH, IP19 8AE

**Dwelling type:** Semi-detached house  
**Date of assessment:** 04 February 2014  
**Date of certificate:** 12 February 2014

**Reference number:** 0548-9068-6202-8034-2954  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 84 m<sup>2</sup>

## 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

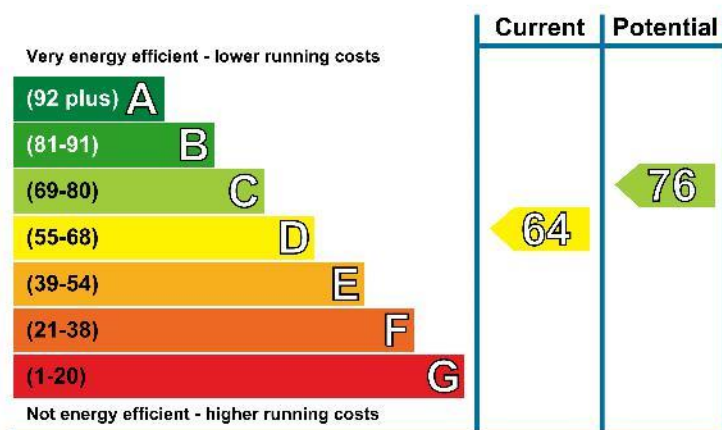
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,544</b>
<b>Over 3 years you could save</b>	<b>£ 189</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 2,073 over 3 years	£ 1,956 over 3 years	
Hot Water	£ 300 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 2,544</b>	<b>£ 2,355</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## 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 Floor Insulation	£800 - £1,200	£ 117	
2 Solar water heating	£4,000 - £6,000	£ 75	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 759	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.