

Harcourt-Powell

Chartered Surveyors

Brook Hall Stable Yard, Foxearth



TO LET - £875 P.C.M.

Unfurnished

- Open Plan Lounge/Dining Area/Kitchen
 - Two Bedrooms
 - Bathroom
- Eco-Friendly Central Heating
 - Car Parking

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Regulated
by
RICS



RL0361 – 1, Brook Hall Stable Yard, Foxearth

Renovated former stables located on a working farm on the outskirts of the village of Foxearth. Benefitting from fully fitted kitchen with appliances to include oven, hob, extractor, fridge/freezer, dishwasher and washer/dryer. Central heating and hot water are supplied by a communal wood chip burner. The property has spacious accommodation with high ceilings throughout, with some exposed timbers. Parking for two cars.

Sealed unit part glazed stable door to:

OPEN PLAN KITCHEN/DINING AREA & LOUNGE 22'6 x 16'5 – Kitchen area fully fitted with part glazed part cream fronted wall and base units with work surfaces over, inset sink, built-in dishwasher, oven, hob, extractor, free standing fridge/freezer, part ceramic tiling to splash back, over work surface lighting. Wood effect flooring. Twin aspect uPVC sealed unit double glazed windows, exposed ceiling timber, two radiators, door to rear courtyard.

INNER HALL with modern doors and wrought iron Suffolk latches.

BEDROOM 1 16'3 x 9'7 – vaulted ceiling and exposed ceiling timber, uPVC sealed unit double glazed window, radiator.

BEDROOM 2 11'10 x 8'1 – vaulted ceiling, uPVC sealed unit double glazed window, radiator.

BATHROOM – white suite of vanity wash basin, low level W.C. and panelled bath with shower mixer tap, glass shower screen, ceramic wall tiling around bath area, towel warmer/radiator, ceiling extractor and dark grey laminate flooring.

OUTSIDE - Off road car parking for one private motor car. Terraced sitting area. Refuse store.

TERMS:- Rental for a period of 12 months initially at £875 per calendar month plus £130 plus 5% VAT for the electricity, central heating, hot and cold water supply and drainage charges (equivalent of £4.25 per day for all three services). Exclusive of Council Tax, phone/broadband. (Good broadband coverage) Deposit of £1009.00 to be paid. We regret no smoking, no children & no pets. Proof of Identity, Residency & Excellent references will be required. "Right to Rent" checks are compulsory for all Applicants.

COUNCIL TAX BAND – 'A' EPC Rating – "C"

AGENTS NOTE

An administration fee is payable in advance when credit references are taken. The cost of this is either £210 for a single person or £270 for two people sharing (both fees are inclusive of VAT) The administration fee is non-refundable if the letting does not take place.

NOTE

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending prospective Tenants must satisfy themselves independently as to the coincidence of VAT in respect of any transactions.

To conform with the Property Misdescriptions Act 1991, we must point out that the plumbing, heating and electrical systems were not tested at the time of inspection.

These particulars are issued by Harcourt-Powell Chartered Surveyors as Agents for the Landlord as a guide to the property and do not constitute a warranty, an offer or a contract. Measurements are approximate and for guidance only and we do not accept liability for error, mis-statement or omission. No person in the employment of Harcourt-Powell Chartered Surveyors has any authority to make or give any representation or warranty in relation to the property.

