



DAVID
BURR

**16a Martyns Rise,
Long Melford, Suffolk**

16A MARTYNS RISE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9HR

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

A brand newly built semi-detached cottage within a short walking distance of countryside walks and the amenities of Long Melford. The property contains a sitting room, kitchen/dining room, utility, study and ground floor cloakroom. Two first floor bedrooms are served by a family bathroom and there is also a fully private enclosed garden and an off-road parking space

A two-bedroom new build property with garden and off-road parking.

ENTRANCE HALL

SITTING ROOM: 13'5" x 9'9" (4.10m x 2.96m)

KITCHEN/DINING ROOM: 19'4" x 8'3" (5.90m x 2.50m)

UTILITY: 7'10" x 5'8" (2.38m x 1.72m)

STUDY: 8'5" x 5'8" (2.57m x 1.72m)

CLOAKROOM

First floor

LANDING

BEDROOM 1: 9'9" x 9'1" (2.97m x 2.77m)

BEDROOM 2: 9'9" x 9'1" (max) (2.97m x 2.77m)

BATHROOM: 6'8" x 5'2" (2.04m x 1.58m)

SERVICES: Main water and drainage. Main electricity connected. Heating and hot water through air source heat pump. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band B – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: TBC.

PRICE: £1,100 per calendar month

DEPOSIT: £1,269.23

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 1000 mbps download, up to 220 mbps upload.

Phone signal: Yes – Three, O2, Vodafone.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change.

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Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



