

A two bedroom semi-detached cottage, adjacent to open fields within a rural hamlet and six miles from Southwold.

Guide Price
£285,000 Freehold
Ref: P7369/C

Littlemoor Cottage East
14 Sotherton Corner
Sotherton
Suffolk
NR34 8AP



Kitchen/dining room, sitting room, downstairs bathroom and cloakroom.

Two first floor bedrooms.

Off road parking.

Garage.

Grounds of 0.16 acres.

Contact Us



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Location

Sotherton is a small hamlet, which comprises a cluster of properties approximately six miles from the seaside town of Southwold, Halesworth is approximately four miles and Beccles is nine. Halesworth benefits from a Co-operative supermarket, garages, a medical centre, primary school, library and excellent local shops, pubs and restaurants whilst Beccles offers similar range of shops and services including Tesco, Morrisons and Lidl supermarkets. Both towns have a railway stations with a service via Ipswich to London's Liverpool Street.

Description

Littlemore Cottage East is a semi-detached house of predominantly brick construction under a tiled roof with a later flat roof extension to the rear. It benefits from oil fired central heating and UPVC double glazed windows throughout. A main door to the side of the cottage leads to a hallway off which is a boiler room, cloakroom and a bathroom. Also off the hallway is a well equipped kitchen/dining room that leads to the sitting room which has a wood burning stove. From here there are stairs to the first floor landing off which are two double bedrooms.

The cottage sits in grounds extending to approximately 0.16 acres which border open fields. The attractive gardens are mainly laid to lawn and as well as off road parking, there is a single garage.





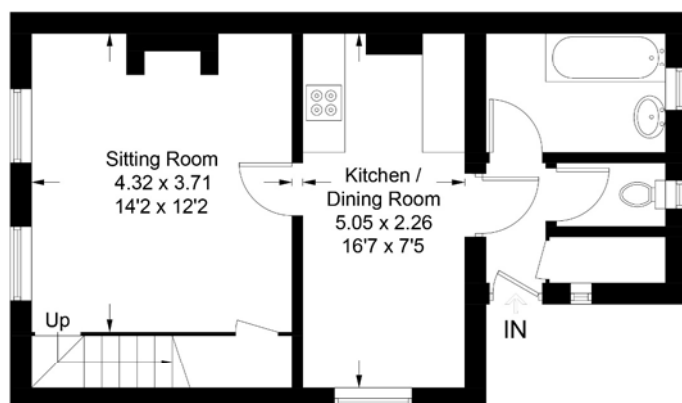




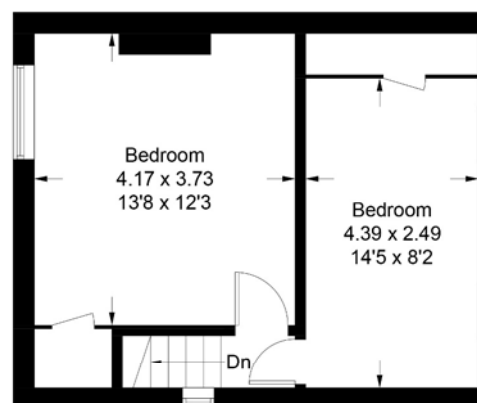


Littlemoor Cottage East, Sotherton

Approximate Gross Internal Area = 73.1 sq m / 787 sq ft



Ground Floor



First Floor

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Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil fired central heating. Private drainage system - the septic tank is situated within the neighbouring properties grounds and shared with that dwelling. The two householders share the cost of emptying the system. The septic may not comply with the modern regulations and a buyer may wish to budget to install a new sewage treatment plant within their own grounds. This cost has been taken into account within the guide price.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (copy available from the agents upon request)

Council Tax Band B; £1,618.59 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The tenants would be pleased to remain at the property should a buyer not require vacant possession.

June 2024



Directions

Proceeding north on the A12, pass through Blythburgh and take the B1123 on the left hand side towards Beccles. Take the second road on the left which comes to Sotherton Corner where the property is on the right.

What3Words location: ///raven.snake.polished



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