

SOUTHWOLD



SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD



SAXMUNDHAM

ESTATE AGENTS



Shingle Lodge Barleylands, Aldeburgh, Suffolk. IP15 5LW

TO LET

£1,850 pcm

## Shingle Lodge, 15 Barleylands, Aldeburgh, Suffolk. IP15 5LW

An elegant and deceptively spacious modern three bedroom detached house which is situated in a highly desirable residential street within walking distance of the beach, Aldeburgh High Street and excellent local amenities. The property benefits from a private rear garden, which is lawned with a paved patio area and a timber shed. There is also a walled front courtyard which is block paved to provide excellent off street parking. The accommodation is beautifully presented. The rooms are light and airy and heated by gas-fired central heating via radiators. The house benefits from double glazing. The large double aspect sitting room, which has an attractive bay and casement door to the garden, opens through to a newly fitted open plan kitchen/dining room which is very well appointed with an excellent range of cupboards and drawers. The appliances include a four ring electric hob, cooker hood and electric oven. There is a fridge, freezer and dishwasher, plus a washing machine and a tumble dryer (which are located in their own cupboards along with a pressurised water system. The kitchen/dining room opens out to the garden. Next to the downstairs cloakroom there is a large and useful walk in wet room shower. The three large, double first floor bedrooms are served by a family bathroom and an en-suite shower room. Included in this let are two double beds and two single beds (with mattresses) plus two sofas and three televisions which have been mounted in the sitting room, kitchen/diner and bedroom one.

The property is available on a 12 month assured shorthold tenancy.

NO SMOKERS. NO PETS.

### **Aldeburgh has an excellent range of local shops,**

two supermarkets, art galleries, and fine restaurants and pubs. There is a cinema, library and a primary school together with a cottage hospital a doctors' surgery and dental practise. There are golf courses at Aldeburgh and Thorpeness and sailing clubs on the river Alde. The town has a beautiful shingle beach and a strong association with the arts and music in particular. The nearby Snape Maltings Concert hall is home to the internationally renowned Aldeburgh Festival. There are wonderful walks along following the coastal paths and river estuary. The neighbouring town of Leiston has a sports centre and swimming pool, Saxmundham has both Tesco and Waitrose supermarkets and a railway station with connecting services to London Liverpool Station.

### **VIEWING**

By appointment with Jennie Jones  
Estate Agents 01728 605511

saxmundham@jennie-jones.com  
www.jennie-jones.com

### **LOCAL AUTHORITY**

Suffolk Coastal District Council, East  
Suffolk House, Station Road, Melton  
Woodbridge, Suffolk IP12 1RT  
Tel: 01394 383789

### **SERVICES**

Mains water, electricity, gas and  
drainage.

### **EPC -**

Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office

**Distance** London 109 miles  
Ipswich 25 miles  
Saxmundham 7 miles

**Schools** Aldeburgh Primary School  
Park Road. IP15 5EU  
Telephone: 01728 452150

Alde Valley Academy  
Seaward Avenue. IP16 4BG  
Telephone 01728 832227

**Railway Station** Station Approach Saxmundham

**Doctor's surgery** Victoria Road  
Aldeburgh IP15 5BR  
Telephone 01728 452027

**Supermarkets** Tesco Aldeburgh  
Co op Aldeburgh  
Waitrose Saxmundham

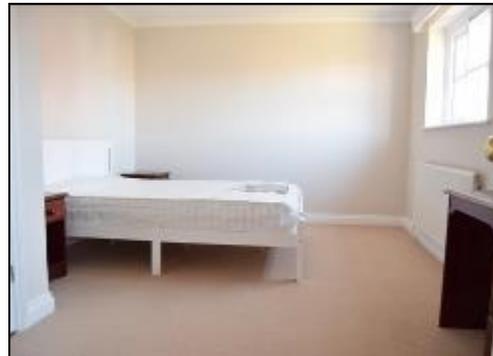
**Sports centre** Leiston Leisure Centre (pool)  
Red House Lane. IP16 4LS



Space for floor plan

**SUMMARY OF THE ACCOMMODATION.**

Entrance Hall; Cloakroom;  
Shower/wet room 2.24m x 1.33m  
Sitting room 6.71m x 4.37m  
Kitchen/dining room 3.84 x 3.13 plus 6.75 x 2.67m;  
First floor landing; Bedroom one 6.72m x 3.81m;  
En-suite shower room; Bedroom Two 4.37m x 3.12m;  
Bedroom Three 3.47m x 2.85m; Bathroom 2.42m x 2.37m



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