



Wellington Road, Eye, Suffolk

**Harrison Edge**  
Estate Agents

A rare Eye opportunity to acquire a well planned 2 bedroom GROUND FLOOR APARTMENT with off road parking and secure storage building. Owned since new, the well presented accommodation is light and spacious due to ample window openings and good proportioned rooms including hallway & bathroom.

- Ground floor apartment
- 2 Bedrooms

#### Location

With the Wellington Road address, this property forms part of the Bennett Homes development known as Maltsters Yard and latterly titled Old Brew House Court for those further within the development. Set towards the Church Street end of Wellington Road. No. 27a forms the ground floor section of the detached building comprising its matching example above. Together the two apartments present an attractive detached house appearance to the road. This quiet position with little passing traffic is within easy reach of the town centre shops and facilities enabling a life at the heart of the community. The historic town of Eye features many points of architectural interest from a history dating back to before Norman times, and the fine Parish Church with a tower of over 100 feet described by the renowned Architectural Historian Niklaus Pevsner as "one of the wonders of Suffolk". Furthermore, the ruin of the motte and bailey castle can be seen from many parts of the town along with the church. In addition to the shops, Eye is renowned for the varied cultural activities taking place throughout the year not least theatre productions, classical music concerts and annual art exhibition plus the events at The Bank Arts Centre. The surrounding countryside is accessible via an excellent network of public footpaths ideal for the Rambler and dog walker with the wider area containing an array of interesting villages and towns. Eye is part of the Welcome Walkers scheme. The Coast is only a 45 minute drive away. For the commuter the mainline rail station at Diss provides services between the Cathedral City of Norwich to the north and London's Liverpool Street Station.

- Bathroom with Shower
- Double aspect main reception

- Fitted Kitchen with appliances
- Off road parking

#### Description

27a Wellington Road is a GROUND FLOOR APARTMENT which combined with its matching neighbour above, presents an attractive detached house appearance to the front. This particular property is further enhanced by having a front door at the front as opposed to the property above, at the back. Built by Bennett Homes as part of the Maltsters Yard development Harrison Edge was instrumental in selling the property to the current owner and for whom we now act. The property and those neighbouring within the scheme are only available for purchase by those over the age of 55 ensuring a certain quality of life. Communal garden space sits within the 'square' and is well maintained under the auspices of the Management Company made up of residents. This particular property is also fortunate in having a front garden similarly maintained within the scheme so occupiers do not have to deal with gardening themselves. Internally, the well planned interior has a central hallway of good size serving as a hub to the rooms spread out around with two bedrooms at the right, spacious bathroom (with shower) ahead plus double aspect main reception room and kitchen to the left hand side. Parking is allocated to the property at the rear and is numbered along with a lockable store room in addition to the store cupboard found adjacent to the front door. Windows are double glazed and gas fired heating installed with thermostatically controlled radiators throughout.

**Entrance Hall:** Approached via a multi-point lockable outer door with glazed panel opens to a welcoming space from where white panelled doors lead off. Useful built-in cupboard. Built-in airing cupboard with shelving and Ideal Logic Combi 30 gas

fired boiler serving domestic hot water and radiators. Wall mounted central heating thermostat. Single radiator.

**Lounge Dining Room:** 15'4" (4.67) x 13'8" (4.17) *excluding bay. Narrows to 11'10" (3.6)*

A double aspect room complete with bay window to the front elevation. Three double radiators. A good size square opening leads through to the Kitchen.

**Kitchen:** 11'9" x 6'5" (3.58m x 1.96m)

Fitted around three walls enabling an upright fridge freezer to be set to one corner. Smart black worktop extends across cupboard and drawer storage options including pan drawers and space for plumbing for washing machine, inset Astracast single drainer sink unit with drainer bowl. Bosch eye level double oven plus four ring gas hob with chimney hood above set within matching wall cupboards complete with cornice and pelmet detail plus underlighting. Built-in dishwasher. Window to the rear elevation. Recessed ceiling spotlights.

**Bedroom 1:** 13'8" (4.17) x 10'1" (3.07) x 3'3" (1) in. *Excluding door recess*

A lovely sized main bedroom set to the rear of the apartment and with window to the rear elevation. Fitted wardrobes to one wall. Single radiator.

**Bedroom 2:** 12'6" x 8'1" (3.8m x 2.46m)

With window to the front elevation. Single radiator. Telephone and television points.

**Bathroom with Shower:** Roomy and with suite comprising panelled bath, vanity wash basin with cupboards beneath, low level wc along with stand alone shower enclosure fitted with double shower heads. Vertical heated towel rail radiator. Shaver point. Recessed ceiling spots. Extractor fan. Window to the rear elevation.

**Outside:** Being at the ground floor and facing Wellington Road, the property is fortunate in having an area of the 'development' garden beneath the windows and set behind smart traditional railings. This garden space is maintained by The Maltsters Yard Management Company. An allocated PARKING SPACE is numbered specifically to this property and can be found to the rear within the Court. A STORE ROOM is provided with the apartment in addition to that which is adjacent to the front entrance door.

**Services:** The Vendor has confirmed the property benefits from mains water, electricity, gas and drainage.

**Mobile & Broadband:** OfCom Mobile & Broadband Checker - paste the following link into your browser:  
<https://checker.ofcom.org.uk/>

**Flood Risk:** For Flood Risk information paste the following Link into your Browser:  
<https://www.gov.uk/check-long-term-flood-risk>

**Wayleaves & Easements:** The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

**Fixtures & Fittings:** All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

**Tenure & Possession:** The property is for sale LEASEHOLD with vacant possession upon completion: a Lease granted from and including 1st January 2013 for a period of 125 Years to and including 31st December 2137. The Maltsters Yard Management Co in which residents hold a Share, charge a Ground Rent of £1 per annum along with a Service Charge the current yearly amount to be confirmed but as a guide, had been £275 per annum to 31st May 2023. Buildings Insurance relating to 27a Wellington Road and the flat above is also payable, currently £343.02 to 17th May 2026.

**Important Notice:** These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

**Postal Address:** 27a Wellington Road, Eye, IP23 7BE

**Local Authority:** Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

**Council Tax:** The property has been placed in Tax Band C.

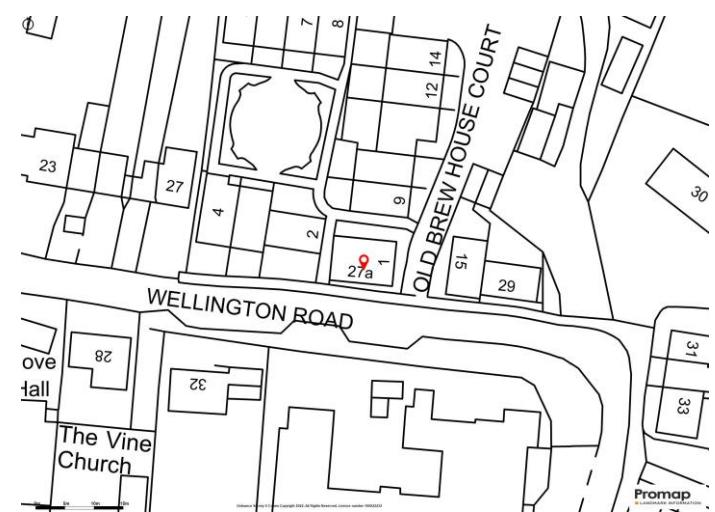
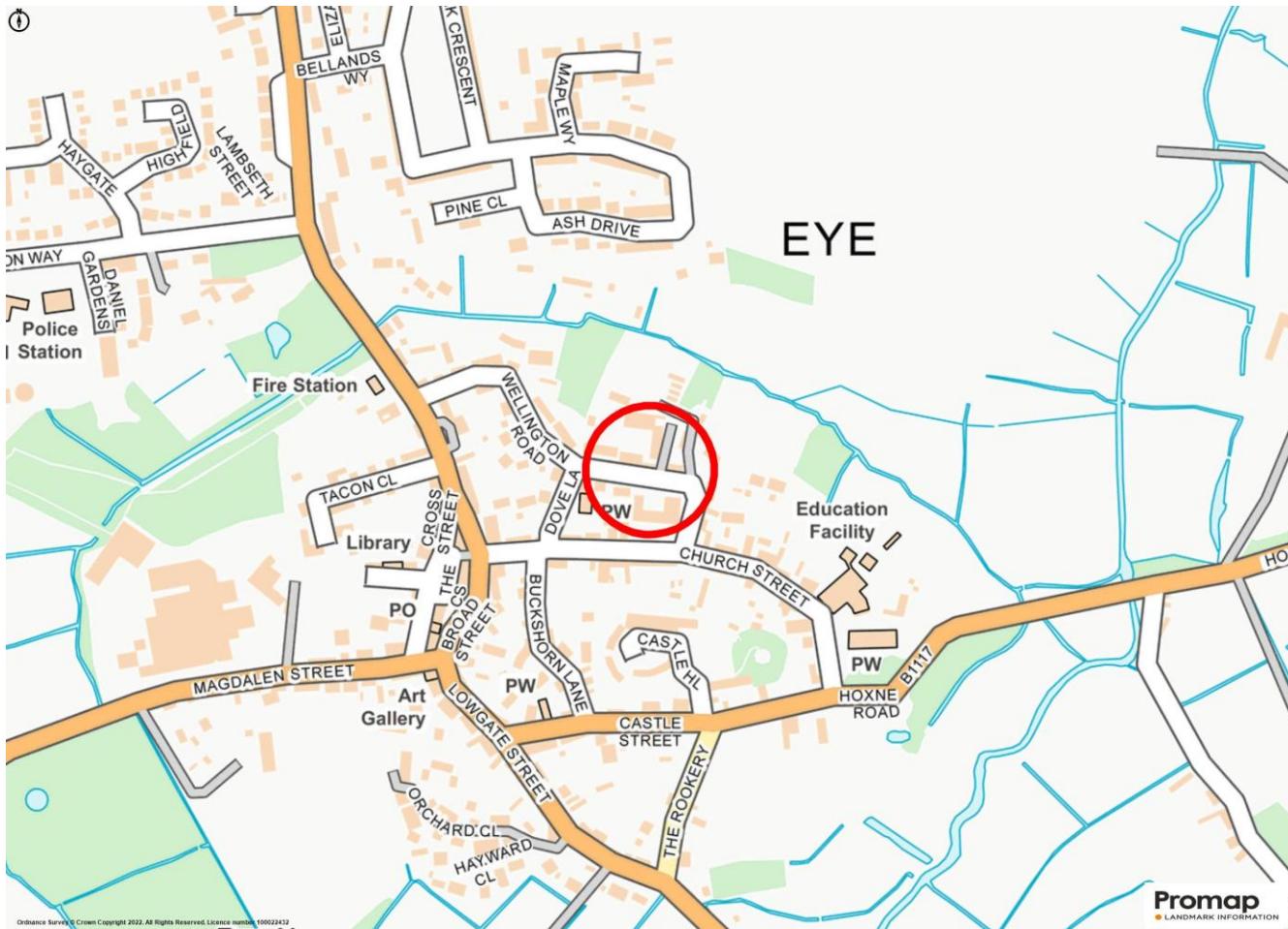
**Identity Verification:** The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity. A fee of £30 inclusive of VAT applies to each

Vendor/Purchaser via our preferred ID Verification partner, Verify365.

**Viewing:** By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871563 & 07542 965 660

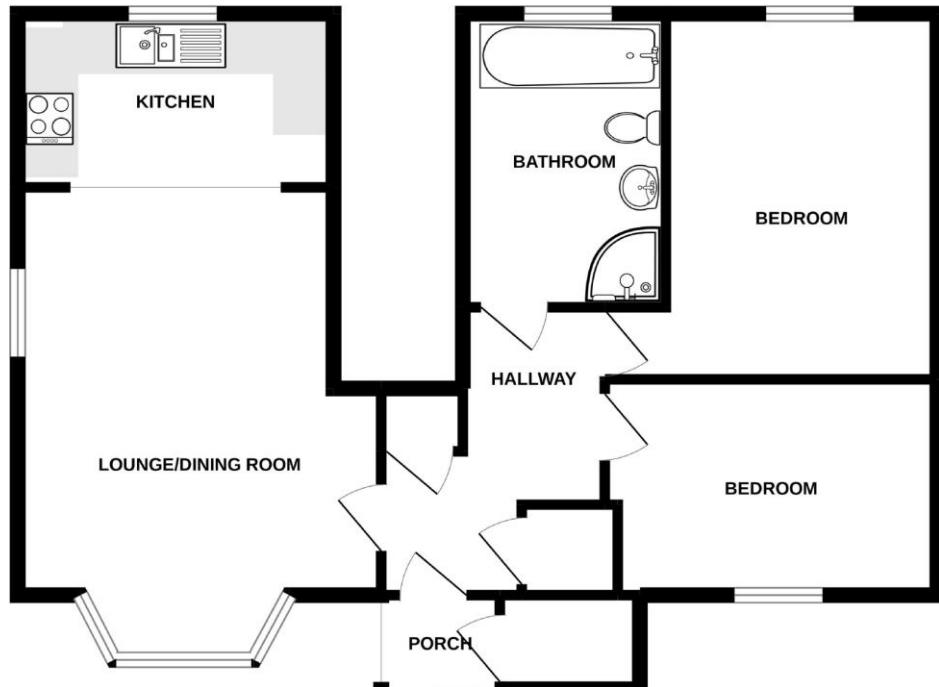
#### **Directions**

From the Town Hall, turn into Church Street at the Chemist on the corner. Continue along the road taking the 2nd left into Wellington Road or first left into Dove Lane. The property is found between the two junctions.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) A                                  |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 79                      | 80        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrrix ©2022





**Important Notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.