

# Flick & Son

Coast and Country

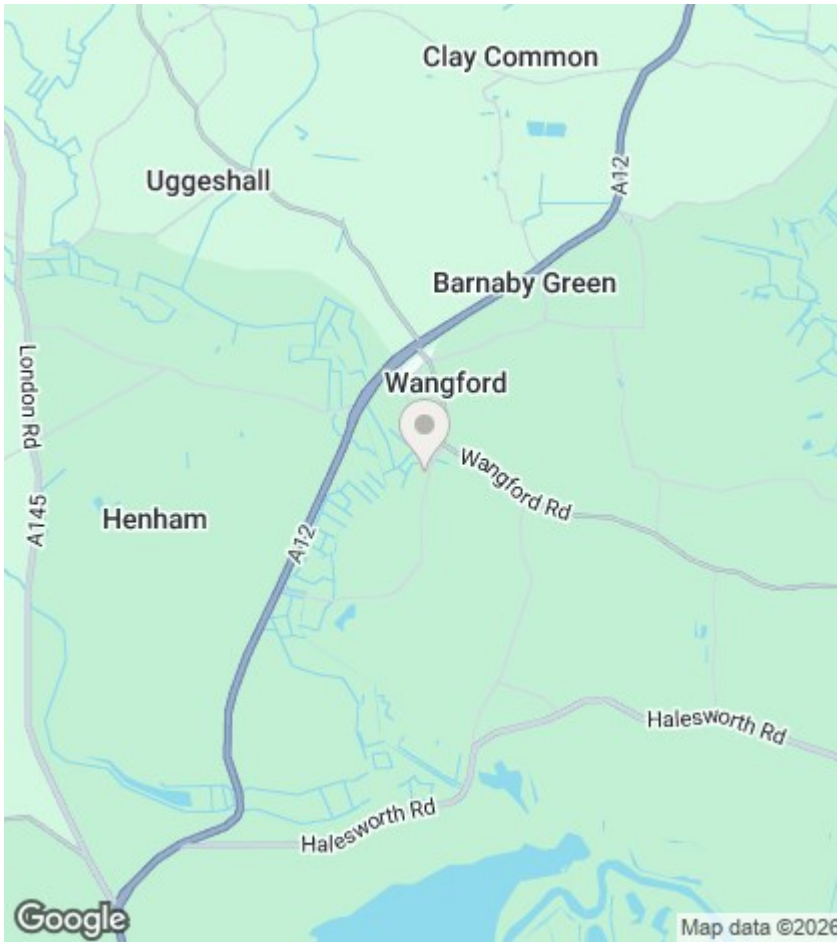


Wangford,


Rent: £1,395 PCM,

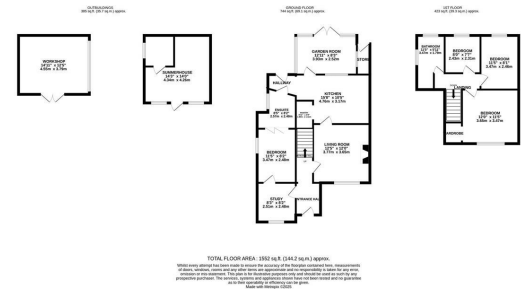
Council Tax: Band B

- Semi-detached house
- Kitchen/diner
- Gorgeous garden
- EPC: C
- Pet considered (increase rent=£1,450pcm)
- Outskirts of village
- Four bedrooms
- Ample off street parking
- Holding deposit: £321.92



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



#### DESCRIPTION

Flick & Son are pleased to offer for rent this beautifully presented four bedroom semi-detached home located on the outskirts of the sought-after village of Wangford.

#### ACCOMMODATION

Through the front door you are greeted into the entrance hall from which you find a welcoming lounge with a cosy wood burner leading to a bright kitchen/breakfast room ideal for family life and entertaining. Accessed via the kitchen/diner you find the charming garden room. Completing the downstairs space there is the first of two potential master bedrooms with ensuite shower room along with a useful study.

Upstairs three additional bedrooms are accessed via a central landing: a generous principal bedroom, a bright and airy second double bedroom and a third bedroom perfect for a child, nursery, or study—all conveniently served by the family bathroom.

Outside to the rear you find a generous garden with ample outdoor storage and a workshop. To the front there is a private driveway offering ample off street parking.

The property is heated via gas fired central heating. It has an EPC rating C.

#### LOCATION

Wangford is a charming, peaceful village nestled in the heart of Suffolk, offering a perfect blend of rural tranquillity and convenience. Surrounded by picturesque countryside, the village is just a short drive from the beautiful Suffolk Heritage Coast, with its stunning beaches, nature reserves, and scenic walks. Local amenities, including shops, a pub, and schools, are easily accessible, making it an ideal location for those seeking a quieter lifestyle with everything they need close at hand. The nearby town of Southwold, with its renowned seafront, independent shops, and vibrant cultural scene, is just a short drive away, while larger towns like Beccles provide further shopping and transport links.

#### AVAILABILITY

The property is available from the 1st April 2026 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,609.61

Pet considered at higher rent of £1,450pcm (deposit = £1,673.07)

Sorry, no smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

Please contact Flick & Son, Ash House, High Street, Saxmundham, IP17 1AB for an appointment to view.

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www.flickandson.co.uk