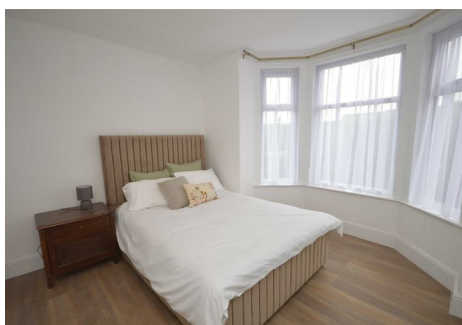


# Flick & Son

Coast and Country



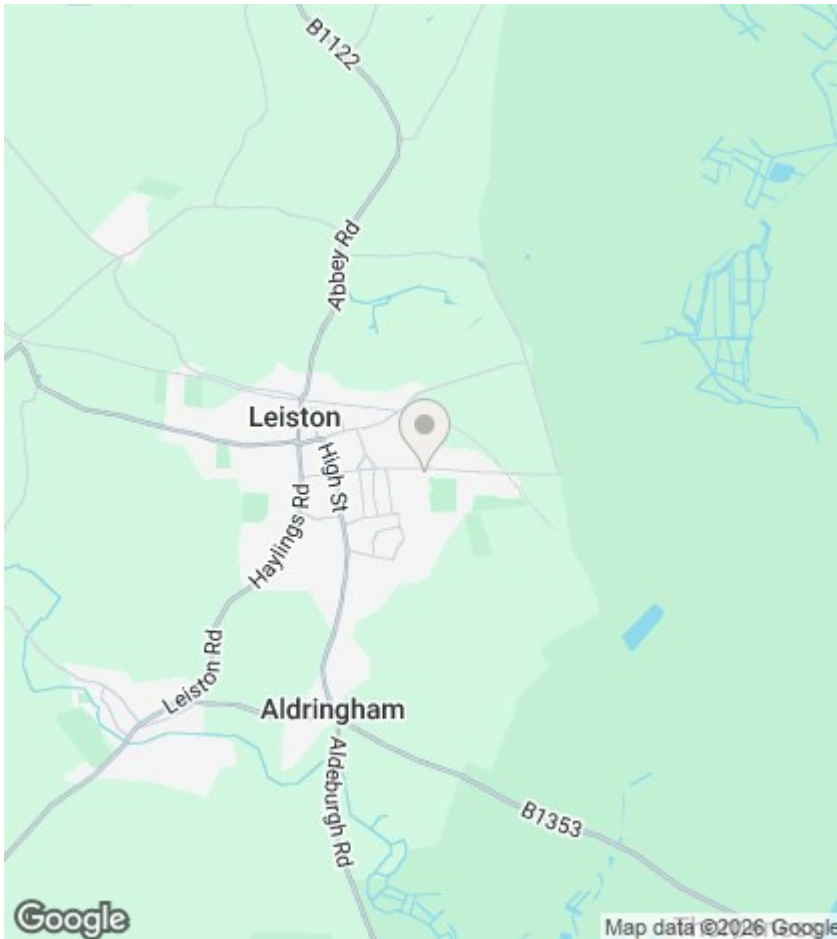
Leiston,

Rent: £4,500 PCM,

Council Tax: Band

- Detached house
- Six bedrooms
- Off-street parking
- EPC: D
- All bills included in the rent

- Ideal shared accommodation
- Three bathrooms
- Close to Sizewell C
- Holding deposit: £1,038.46
- Sorry no smokers



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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 spacious six bedroom, three bathroom home with off-street parking just a short distance from the Sizewell C project.

#### ACCOMMODATION

Through the front door you are greeted into an entrance hall from which you find the first two double bedrooms which share a "Jack & Jill" shower room. To the rear of the downstairs space there is a social/living area which leads into the modern kitchen.

Upstairs there are four further bedrooms which share two modern bathrooms, one with bath with shower over and the other with walk-in shower.

Outside to the rear there is a low-maintenance garden area leading to off street parking for two cars.

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

#### LOCATION

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.

#### AVAILABILITY

The property is available from the 30th April 2026.

Deposit required: £5,192.30

The property is offered fully furnished. All bills are included in the monthly rent.

#### VIEWINGS

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

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