

Flick & Son

Coast and Country



Yoxford, Suffolk

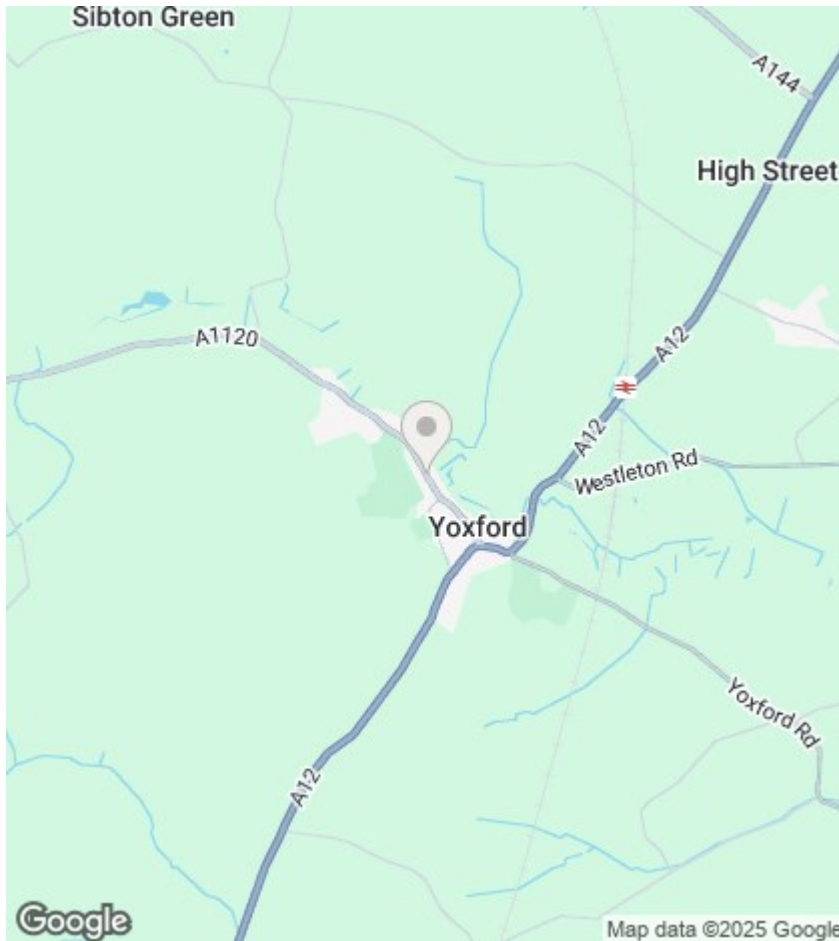
Rent: £2,100 PCM,

Council Tax: Band F

- Beautiful detached home
- Four bedrooms
- Secluded garden
- EPC: D
- Pet considered for higher rent (£2,125)
- Three reception rooms
- Master with ensuite
- Double garage
- Holding deposit: £484.61

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |



DESCRIPTION

Flick & Son are pleased to offer for rent this stunning, spacious four bedroom detached home located in the heart of the historic village of Yoxford.

ACCOMMODATION

The well planned accommodation comprises three reception rooms, kitchen/breakfast room, utility room, ground floor shower room and a splendid garden room complete with lantern and French doors opening to the garden.

On the first floor the property has four well proportioned bedrooms, the master bedroom having an ensuite shower room. A large family bathroom completes the accommodation.

Outside double gates open to a paved courtyard area allowing access to the double garage. The gardens are divided into three secluded areas with seating areas, box edges and a wealth of shrubs. There is also a summer house.

LOCATION

Often referred to as "The Garden of Suffolk" the pretty village of Yoxford lies just off the A12 Great Yarmouth to London Road and was in the 19th Century a coaching post on the London turnpike. Today Yoxford is a much sought after and well served typically Suffolk village centring around its fine parish church of St Peters with its grand tower and spire. The village has the old established Horner's grocer, public houses, restaurants, antique shops, doctors surgery and school and is well served by public transport. The nearby railway halt at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.

AVAILABILITY

The property is available from the 14th September 2024 for an initial twelve month term.

Council Tax: Band F

Deposit required: £2,423.07

The property can be offered furnished or unfurnished.

A pet considered for an increased monthly rent of £2,125.00 (Holding deposit = £490.38 & Deposit = £2,451.92)

VIEWINGS
High Street, Saxmundham, Suffolk, IP17 1AB
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk