

# Flick & Son

Coast and Country



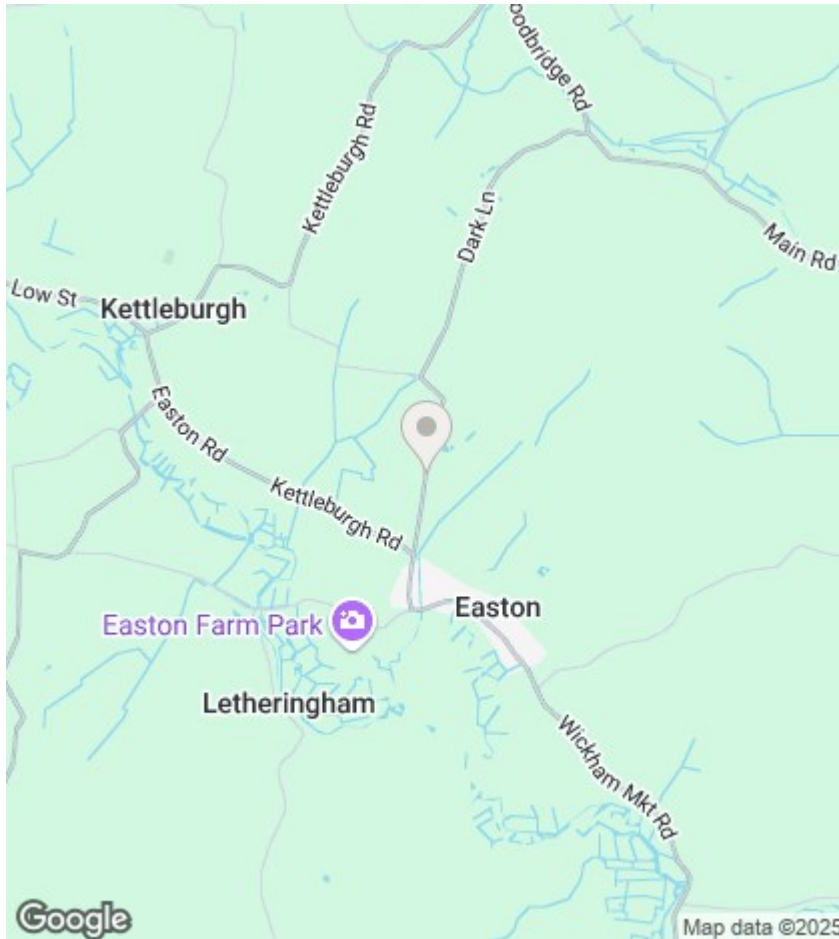
Easton ,

Rent: £1,250 PCM,

Council Tax: Band D

- Peaceful village location
- Cosy sitting room
- Modern bathroom
- EPC: E
- One small dog considered

- Detached lodge house
- Two generous bedrooms
- Gorgeous wrap-around garden
- Holding deposit: £288.46



#### 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>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            | 42                                                                                                          |           |
| (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 beautiful detached two bedroom lodge house situated amongst beautiful countryside in the popular village of Easton.

#### ACCOMMODATION

Through the front door you are welcomed into a generous entrance hallway leading to the cosy sitting room with french doors onto the garden. To the other side of the hall you find the spacious dining room which leads into the country-style kitchen. From the kitchen you there is rear entrance way which provides access to a downstairs W/C.

Upstairs you find two generous bedrooms, one set up as the master with double bed and the other set up as a twin. The accommodation is completed with a family bathroom with shower over bath.

Outside there is a stunning garden wrapping around the property filled with mature trees, plants and shrubs. A tenant would also have access to a large summerhouse and shed. Finally, there is a driveway providing ample parking.

The property is heated via oil fired central heating. It has an EPC rating E.

#### LOCATION

Easton is situated on the River Deben around three miles south of Framlingham and is the former estate village of Easton Park,

Framlingham is best known locally for its fine medieval castle. The town also offers a good selection of shops, public houses and restaurants.

The County Town of Ipswich is also close by with mainline rail services to London Liverpool Street station taking just over an hour. The Heritage Coast is within easy reach with Aldeburgh just a short drive away. Snape Maltings is within 10 miles and there is good riding and walking in the surrounding countryside.

#### AVAILABILITY

The property is available from the 22nd May 2025 for an initial six month tenancy.

Council Tax; Band D

Deposit required: £1,442.30

One small dog considered. Sorry, no smokers.

The property is offered furnished.

#### VIEWINGS

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

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