

# Flick & Son

Coast and Country



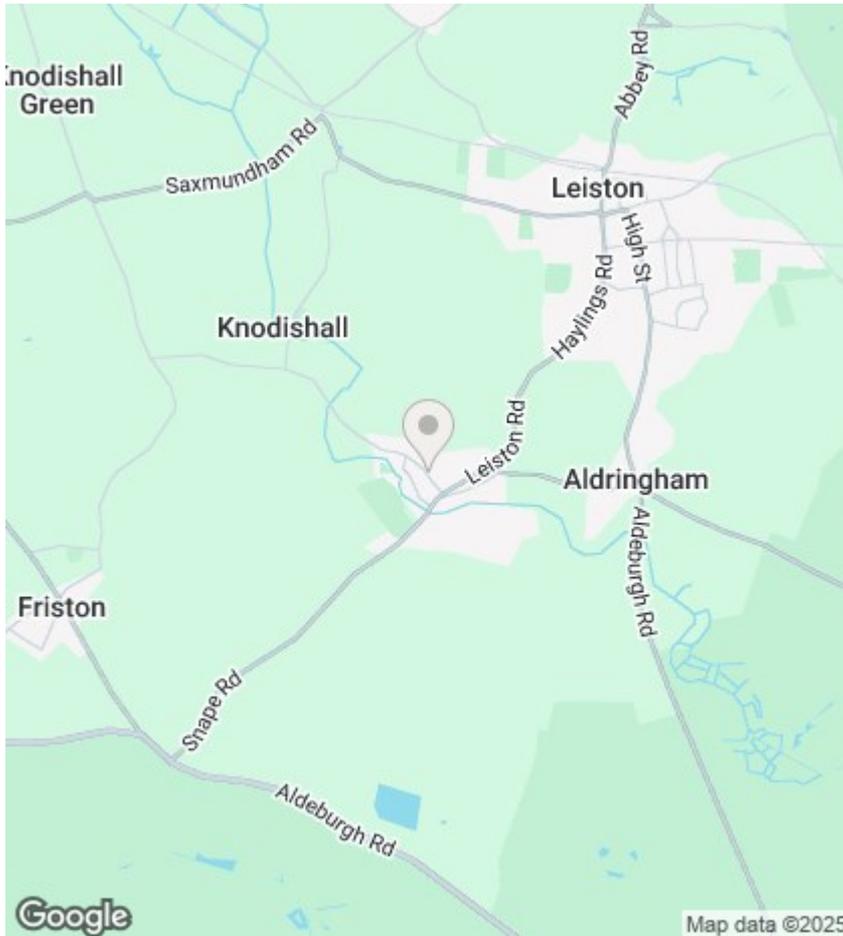
## Knodishall, Suffolk

Rent: £1,050 PCM,

Council Tax: Band C

- Detached bungalow
- Spacious living/dining room
- Large garden
- Holding deposit: £242.31

- Modern kitchen & utility
- Two double bedrooms
- EPC: D
- One cat considered



### 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>		
(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 wonderful two bedroom detached bungalow located in the popular village of Knodishall, just a short drive from the coast.

#### ACCOMMODATION

Through the front door you are greeted into a welcoming entrance hall which leads to the spacious living/dining area with double bay windows overlooking the front garden. On the opposite side of the entrance hall you find the modern fitted kitchen leading to a useful utility area.

The two double bedrooms are located to the rear of the property, along with the bathroom with bathtub and walk-in shower.

Outside there are ample gardens to the front and rear of the property, along with a driveway.

The property is heated via electric heating. It has an EPC rating D.

#### LOCATION

The popular village of Knodishall, which still retains its village store and post office as well as a public house and motor repair garage, lies about one mile south of the busy town of Leiston with its traditional high street shops, supermarket, doctors and dentists surgeries, leisure centre and swimming pool complex as well as the oldest cinema in Suffolk. The town has primary, secondary school and sixth form schooling facilities and is home to the renowned Long Shop Museum. The Suffolk Heritage Coastline lies within a very short drive at nearby Thorpeness with its popular 'Meare' boating lake and a long shingle beach fronting the North Sea whilst the unspoilt town of Aldeburgh is only about four miles distant. The area is very popular with holiday makers, the National Trust nature reserves, RSPB Minsmere bird sanctuary and the Sanderlings Heath drawing visitors from across the country. The market town of Saxmundham, with its good shopping facilities lies about four miles to the west and offers good access to the A12 Ipswich to Great Yarmouth road and also has a railway station giving hourly services to London Liverpool Street via Ipswich.

#### AVAILABILITY

This property is available from 1st February 2025 for an initial twelve month term.

Council Tax: Band C

Deposit Required: £1,211.53

One cat considered. Sorry, no smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

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

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