

# Flick & Son

Coast and Country



## Halesworth, Suffolk

Rent: £1,200 PCM,

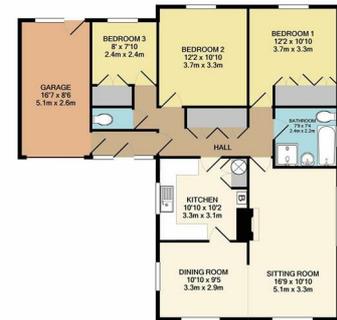
Council Tax: Band D

- Detached bungalow
- Modern kitchen
- Enclosed garden
- EPC D
- Pet considered

- Open plan living/dining room
- Three bedrooms
- Garage & driveway
- Holding deposit: £276.92



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>		<b>80</b>
(55-68) <b>D</b>	<b>63</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	



TOTAL APPROX. FLOOR AREA 1087 SQ FT (101.0 SQ M)  
 Whilst every effort has been made to ensure the accuracy of the floor plan, variations in measurements, of fixtures, fittings, walls and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services of a professional surveyor should be considered before making any purchase.  
 Made with Metaphor 020118

### DESCRIPTION

Flick & Son are pleased to offer for rent this wonderful, spacious three bedroom detached bungalow with garage and off street parking located in a convenient location close to Halesworth town centre.

### ACCOMMODATION

As you enter this fantastic property you are welcomed into an entrance hall which provides access to the house and also internal access to the garage.

From here you find the spacious hallway with ample storage which leads to a modern kitchen and semi open plan living and dining room. There are two large double bedrooms with fitted wardrobes and a third smaller bedroom all accessed from the main hallway. There is a recently fitted modern family bathroom with bath and separate shower, along with a useful WC.

Outside there is an enclosed rear garden, garage and driveway.

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

### LOCATION

The popular market town of Halesworth is centred around a pedestrian precinct with a wide variety of shops which cater for every day needs. Halesworth has a primary school, library, arts centre, doctors surgery and cottage hospital, which make it very self contained. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

### AVAILABILITY

This property is available from the 11th March 2026 for an initial twelve month term.

Council Tax: Band D

Deposit required: £1,384.61

Pet considered. Sorry no smokers.

### VIEWINGS

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

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