

Flick & Son

Coast and Country



Yoxford,

Rent: £950 PCM,

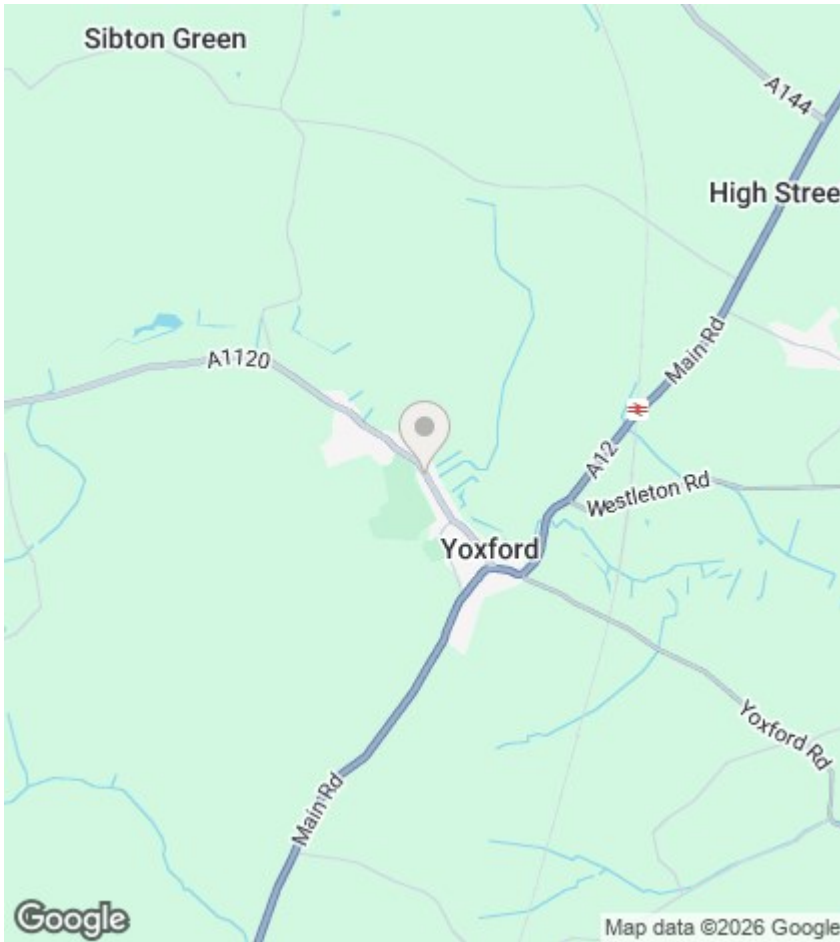
Council Tax: Band A

- Stunning cottage
- Modern kitchen
- Two bedrooms
- EPC: C
- Sorry no pets or smokers

- Beautifully renovated
- Downstairs bathroom
- Patio garden
- Holding deposit: £219.23

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		91
(81-91) B		
(69-80) C	74	
(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, tastefully renovated two bedroom cottage located in the ever popular village of Yoxford.

ACCOMMODATION

As you enter this delightful property you are welcomed into the beautiful modern kitchen with space for a small dining table. Through the kitchen you find the cosy sitting room with french doors to the garden. The downstairs accommodation is completed by the stunning bathroom with shower over bath and a useful storage cupboard.

Upstairs you find the master bedroom to the front, along with a single bedroom overlooking the garden.

Outside you find a good size, low maintenance patio garden.

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

LOCATION

Yoxford, often referred to as "The Garden of Suffolk" 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, deli, antique shops, doctors surgery and school and is well served by public transport. The nearby railway station at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.

AVAILABILITY

The property is available from 5th April 2025 for an initial twelve month term.

Council Tax: Band A

Deposit required: £1,096.15

Sorry no pets or smokers.

VIEWINGS

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

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