

Flick & Son

Coast and Country



Benhall Green,

Rent: £995 PCM,

Council Tax: Band C

- Village location
- Large living room
- Patio garden
- EPC: E
- Sorry no smokers

- Two bedrooms
- Conservatory
- Garage & parking
- Holding deposit: £229.61

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

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



DESCRIPTION

Flick & Son are pleased to offer to rent this charming two bedroom semi detached property overlooking Benhall Green.

ACCOMMODATION

As you enter the property you are greeted with a spacious entrance hall off of which you find the kitchen and large living room leading through to the conservatory. There is also a useful downstairs shower room.

Upstairs you find the light and airy master bedroom with walk in shower, further bedroom and the family bathroom.

Outside there is a patio garden, garage and off street parking.

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

LOCATION

The popular hamlet of Benhall Green is well placed and lies about 1½ miles from the centre of Saxmundham which itself offers a good range of shops set in a traditional High Street setting as well as health care facilities, a library and sports club. Saxmundham railway station gives both direct and connecting services to London Liverpool Street via the county town of Ipswich whilst the A12 Great Yarmouth to London Road lies about ½ mile from the property. Benhall Green has a primary school close to the property and is served by regular public transport to Saxmundham and Ipswich. The immediate area abounds with leisure opportunities which include the Suffolk Heritage Coastline, walking at Aldeburgh and nearby Thorpeness. The RSPB Minmere Bird Reserve, Snape Maltings Concert Hall and for sailors the rivers Alde and Ore provide some of the prettiest sailing waters around.

AVAILABILITY

The property is available from the 7th October 2026.

Council Tax: Band C

Deposit: £1,148.07

Sorry no smokers.

VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.
High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773
lettings@flickandson.co.uk
www.flickandson.co.uk