

Flick & Son

Coast and Country

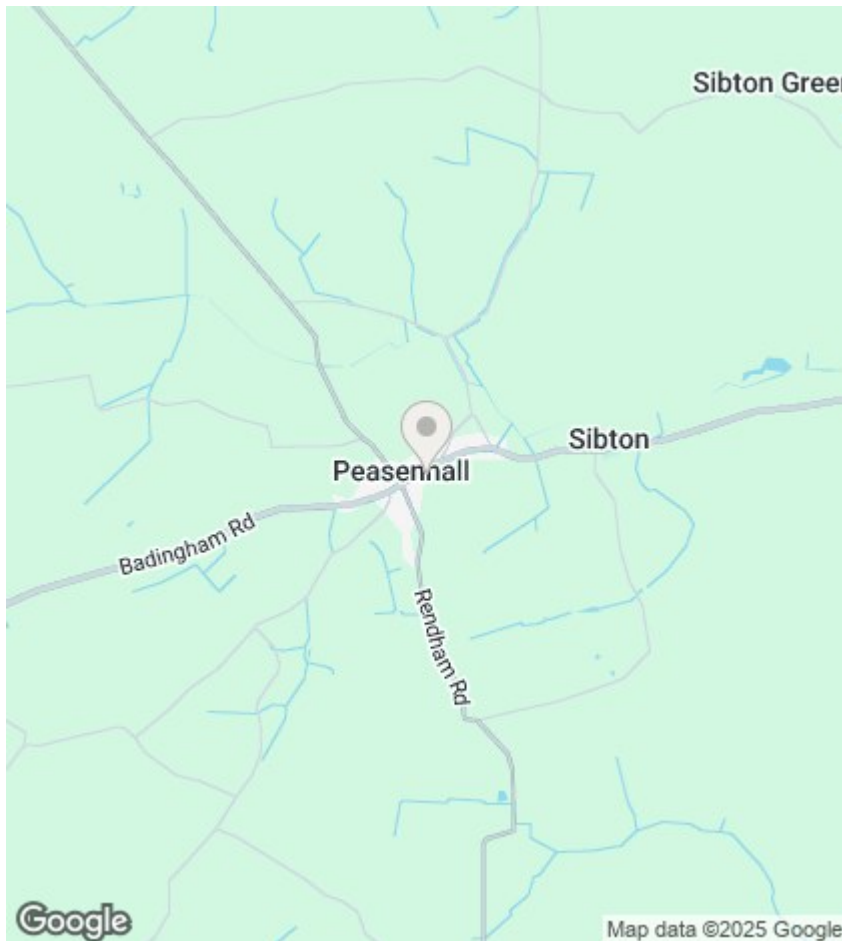


Peasenhall, Suffolk

Rent: £1,475 PCM,

Council Tax: Band E

- Brand new
- Modern kitchen/diner
- Low maintenance garden
- EPC: C
- Sorry no pets or smokers
- Detached
- Four bedrooms
- Double garage & parking
- Holding deposit: £340.38



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	78	
(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 brand new four bedroom detached home situated within a small development in the heart of the popular village of Peasenhall.

ACCOMMODATION

As you enter through the front door you are greeted into a welcoming entrance hall way which leads to a beautiful kitchen/diner with doors to the garden and a spacious living room which also benefits from doors onto the garden. Also found downstairs is a useful study/playroom to the front of the property, W/C and utility room.

Upstairs with views over the garden is the large master bedroom with ensuite. There are two further double bedrooms, single bedroom and also a family bathroom with separate bath and walk-in shower.

Outside there is a low maintenance garden, double garage and parking for two cars.

The property is heated via air source heat pump. It has an EPC rating C.

LOCATION

A very popular village, Peasenhall sits astride the Yoxford to Stowmarket road and has a variety of shops in its centre, post office and a delicatessen with a Royal seal of approval. The A12 Great Yarmouth to London Road is easily accessible at Yoxford about three miles to the east and the market town of Saxmundham, which lies about five miles south, has a good range of shops including Waitrose and Tesco supermarkets and a railway station which gives both direct and connecting services via Ipswich to London Liverpool Street.

AVAILABILITY

The property is available from 16th June 2024 for an initial twelve month term.

Council Tax: Band E

Deposit required: £1,701.92

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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