

# Flick & Son

Coast and Country



## Leiston, Suffolk

Rent: £1,150 PCM,

Council Tax: Band C

- Townhouse
- Modern kitchen
- Low maintenance garden
- EPC: B
- Pet considered
- Spacious living/dining room
- Three bedrooms
- Carport
- Holding deposit: £265.38



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>78</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	



GROUND FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(35.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 347 SQ.FT.  
(32.2 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 283 SQ.FT.  
(26.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 978 SQ.FT. (90.7 SQ.M.)  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, rooms and any other items are approximate and are responsibility is taken for any errors or omissions. It is advised that all prospective purchasers should verify the details of the property and any other details shown on the floor plan by site inspection. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
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### DESCRIPTION

Flick & Son are pleased to offer for rent this fantastic three bedroom townhouse situated in the popular town of Leiston, just a short stroll from the High Street.

### ACCOMMODATION

Through the front door you are greeted into an entrance hallway which leads into a fabulous modern kitchen which leads through to a spacious, bright and airy living/dining room with french doors to the garden. There is also the added benefit of a downstairs W/C.

On the first floor you find the master bedroom overlooking the garden, a second single bedroom and the family bathroom.

On the top floor you find the third bedroom which is a double and benefits from ample fitted storage.

Outside to the rear there is a low maintenance garden consisting of a patio, astro-turfed area and a useful shed. To the side of the property there is a car port under which two cars can be parked in tandem.

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

### LOCATION

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.

### AVAILABILITY

This property is available from the 28th March 2026.

Council Tax: Band C

Deposit required: £1,326.92

Pet considered. Sorry, no smokers.

### VIEWINGS

High Street, Saxmundham, Suffolk, IP17 1AB

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