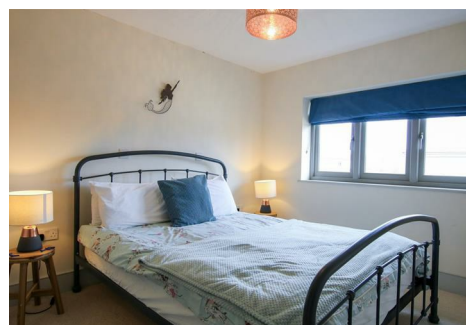


# Flick & Son

Coast and Country



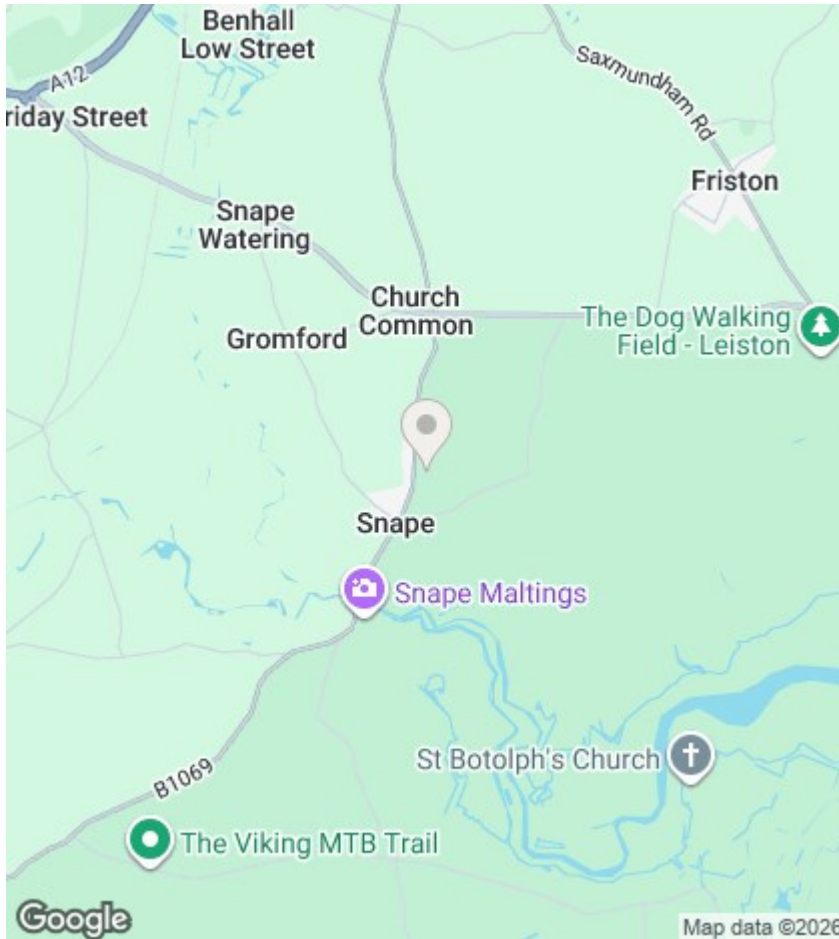
Snape ,

Rent: £1,500 PCM,

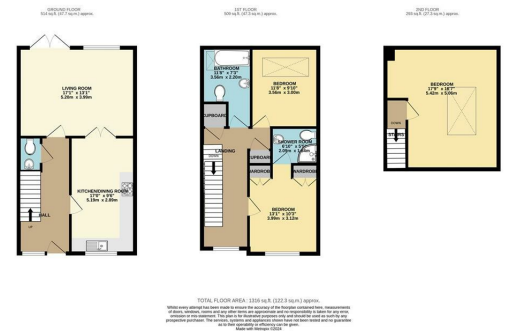
Council Tax: Band D

- Mews home
- Stylish kitchen/diner
- Courtyard garden
- EPC: B
- Pets considered

- Living room with woodburner
- Three double bedrooms
- Allocated parking
- Holding deposit: £346,15



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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	



#### DESCRIPTION

Flick & Son are pleased to offer for rent this beautiful three bedroom mews home within an exclusive development in the popular village of Snape, just a short drive to the coast at Aldeburgh.

#### ACCOMMODATION

The downstairs accommodation of this unique property comprises a welcoming entrance hall which leads to a stylish kitchen/diner and a fabulous living room with contemporary wood burning stove. There is also the added benefit of a downstairs W/C.

On the first floor you find the fantastic master bedroom with ensuite shower room, a further double bedroom and the family bathroom.

On the top floor, you find the third incredibly spacious double bedroom.

Outside to the rear there is a courtyard garden accessed via french doors from the living room. There is allocated parking for two cars located at the end of the shared driveway.

The property is heated via oil fired central heating. It has an EPC rating B.

#### LOCATION

Snape has three family-friendly bistro pubs and the internationally famous Snape Maltings Concert Hall, with surrounding shops and café. Snape is equidistant between the Mediaeval fishing village of Orford and the popular resort town of Aldeburgh, both within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and all connected by the Rivers Alde and Ore. The nearby market town of Saxmundham benefits from a branch line railway station that connects to London Liverpool St via Ipswich and two supermarkets and only a few miles away Friday Street Farm Shop, with café, butchers and fishmongers, sells local produce and groceries.

#### AVAILABILITY

The property is available from the 30th March 2026 for an initial twelve month term.

Council Tax: Band D

Deposit required: £1,730.76

Pets considered. Sorry no smokers.

#### VIEWINGS

High Street, Saxmundham, Suffolk, IP17 1AB

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