

Flick & Son

Coast and Country



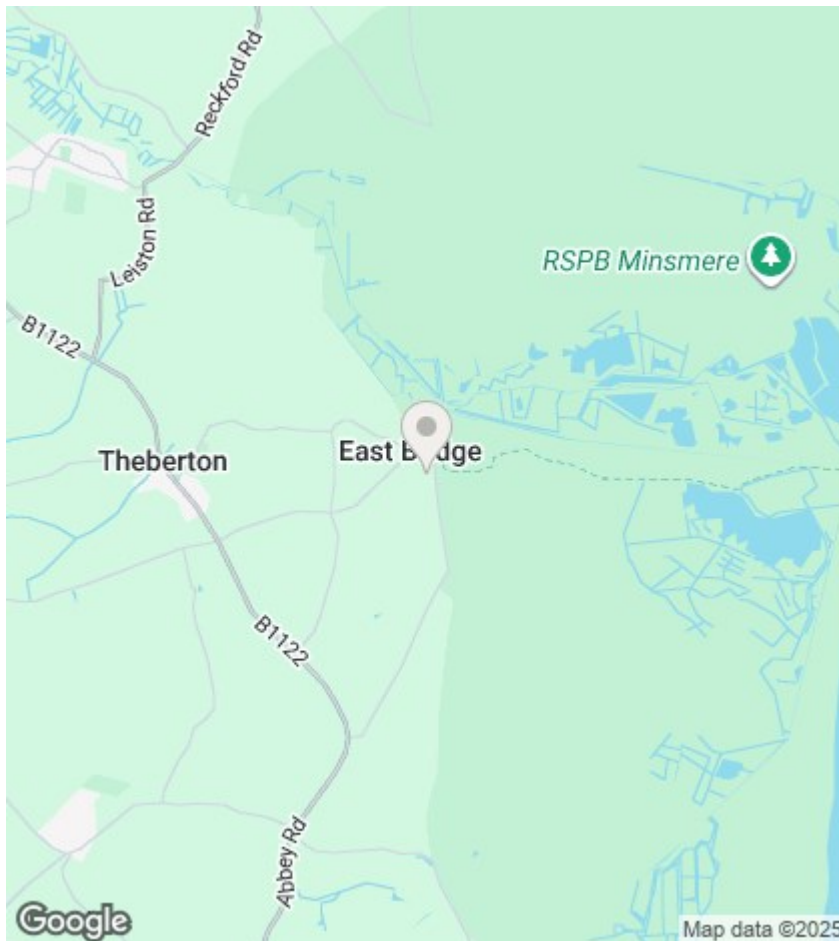
Eastbridge, Suffolk

Rent: £1,200 PCM,

Council Tax: Band B

- Semi-detached cottage
- Cosy sitting room with woodburner
- Off Road Parking
- EPC: E
- Sorry no pets or smokers

- Country-style kitchen/diner
- Three Bedrooms
- Heart of the village
- Holding deposit: £276.92



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 gorgeous, characterful three bedroom cottage in the pretty village of Eastbridge just a short drive from the coast.

ACCOMMODATION

Through the front door you are firstly greeted into a inner porchway leading into a beautiful country-style kitchen/diner which even benefits from useful built in hooks etc for coats and shoes. To the far side of the kitchen/diner you find the cosy dual-aspect sitting room with wood-burner. The downstairs accommodation is completed with the modern bathroom accessed from the other side of the kitchen/diner.

Upstairs there is a good size master bedroom to the front of the property, a second double bedroom with stunning countryside views and finally a single bedroom also benefitting from fabulous views!

Outside there is a patio and lovely garden area which is mostly laid to lawn. There is also off street parking for at least one car.

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

LOCATION

Eastbridge sits on the edge of the RSPB Nature Reserve at Minsmere, with Dunwich beach and heath a 15 minute drive away. There is also a leisurely 30 minute country walk to the beach at Eastbridge sluice. There are numerous cycle rides locally, and the award-winning local pub, The Eels Foot Inn, is a five-minute walk from the house. There are a handful of excellent local restaurants, high quality farm shops and regular farmers' markets all within close proximity. Aldeburgh, with its internationally renowned Snape Maltings Concert Hall, is approximately eight miles away and the coastal town of Southwold is approximately ten miles away. Saxmundham railway station is a 15-minutes by car and provides connecting services to London, Liverpool Street in around two hours.

AVAILABILITY

The property is available from the 4th September 2025 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,384.61

Sorry no pets or smokers.

VIEWINGS

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