

Flick & Son

Coast and Country

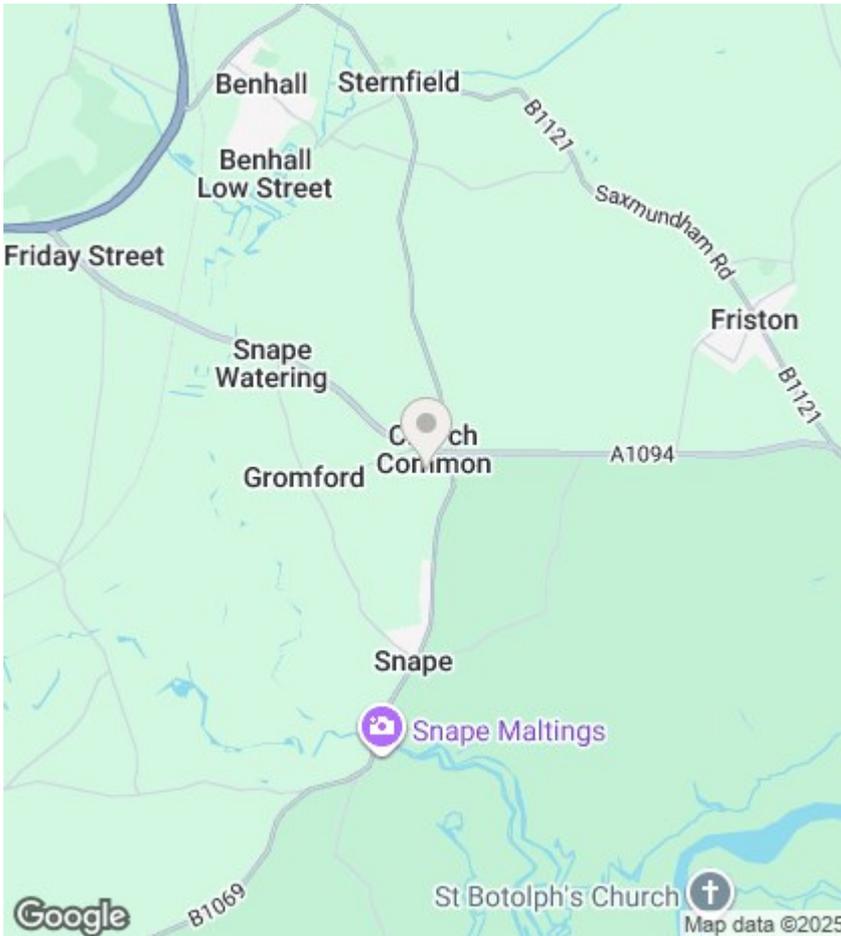


Snape ,

Rent: £1,275 PCM,

Council Tax: Band D

- Stunning house
- Open plan living space
- Two bathrooms
- EPC: C
- Sorry no pets or smokers
- Newly renovated
- Two bedrooms
- Fabulous views
- Holding deposit: £294.23



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(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 newly renovated two bedroom house situated on beautiful Church Common in Snape.

ACCOMMODATION

The downstairs of this fabulous home comprises an entrance area with useful built in shoe storage and hanging space for coats. From here you find the gorgeous open plan living room with bi-folding doors and modern kitchen with an electronic skylight. The second bedroom is also located downstairs, along with the shower room.

Upstairs you find the fantastic master bedroom which has stunning views over the fields beyond. There is also an ensuite bathroom.

Outside there is a good size garden with patio area. There is also driveway parking for two cars. The house also benefits from a pod connection for electric car charging.

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

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 26th September 2025 for an initial twelve month term.

Council Tax: Band D

Deposit required: £1,471.15

Sorry no pets or smokers.

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