



## Halesworth, Suffolk

£1,950 PCM

- Detached home
- Three reception rooms
- EPC: D
- Rural setting
- Four bedrooms
- Holding deposit: £450.00
- Large kitchen/diner
- Garage & driveway
- Sorry no smokers

# Thorington Road, Halesworth

A delightful four bedroom detached home in a rural setting on the outskirts of the popular village of Bramfield.  
OFCH. EPC D.



Council Tax Band: D



## DESCRIPTION

Flick & Son are pleased to offer for rent this delightful four bedroom detached home in a rural setting on the outskirts of the popular village of Bramfield.

## ACCOMMODATION

The downstairs of this spacious property comprises a large kitchen/diner with beautiful vaulted ceiling to creating a light & airy feel to the space. There are also two additional reception rooms, one ideal as a snug and the other a sitting room. To the rear of the property you find a further room perfect as a study. There is also the added benefit of a utility room and a downstairs W/C.

Upstairs you find a fantastic master bedroom with ensuite shower room, two further double bedrooms and a single bedroom. The upstairs accommodation is completed with a family bathroom. From the majority of the upstairs windows there are fabulous countryside views!

Outside there is a good size garden to the front and a smaller garden to the rear, along with a detached garage and driveway offering ample parking.

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

## LOCATION

Bramfield is a conveniently located village with amenities including a popular pub, and lies approximately three miles from the market town of Halesworth.

The popular market town of Halesworth is centred around a pedestrian precinct with a wide variety of shops which cater for every day needs.

Halesworth has a primary school, library, arts centre, doctors surgery and cottage hospital, which make it very self contained. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

## AVAILABILITY

The property is available from the 3rd October 2026.

Council Tax: Band D

Deposit required: £2,250.00

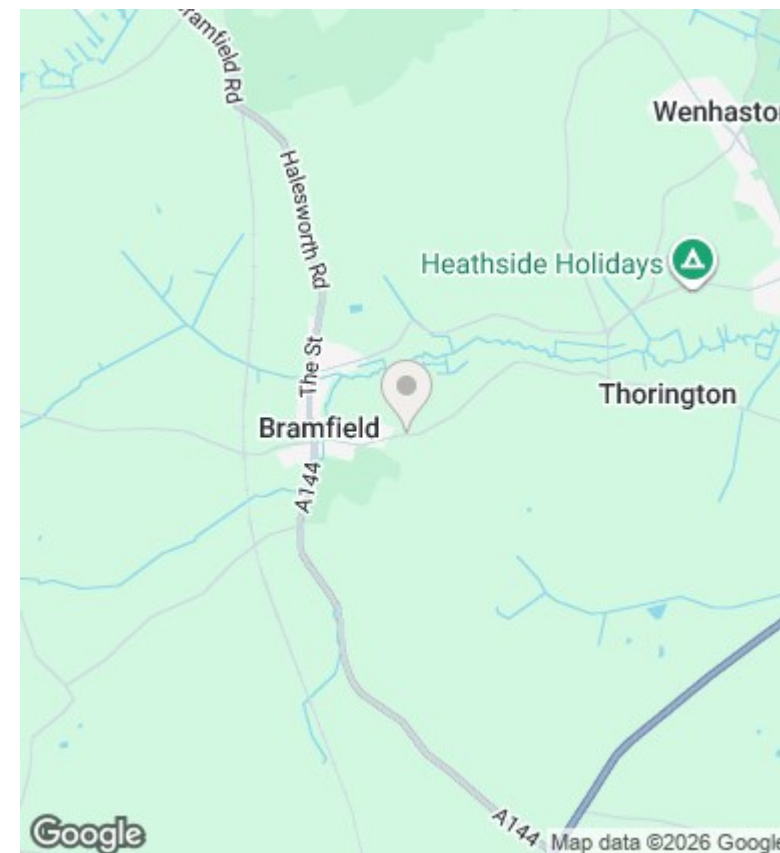
Sorry, no smokers.

## VIEWINGS

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



Total area: approx. 148.7 sq. metres (1600.8 sq. feet)



## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

## Fixtures & Fittings

No fixtures, fittings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

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

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

## Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.