

Flick & Son

Coast and Country



Saxmundham,

Rent: £1,550 PCM,

Council Tax: Band Exempt

- Fully furnished
- Open plan living space
- Two generous bedrooms
- EPC: B
- Sorry no pets or smokers
- Modern kitchen with all appliances
- Downstairs W/C & utility area
- High quality bathroom
- Holding deposit: £357.69
- Utilities & Bills included



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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 beautifully presented fully furnished two bedroom home located in the heart of Saxmundham just a short stroll from the town centre and train station.

ACCOMMODATION

Through the front door you are welcomed into an entrance hallway leading to a gorgeous open plan living/kitchen space. The modern kitchen is fully equipped with all appliances, crockery etc. The living space has a cosy sitting area to one side and a dining table to the other. The downstairs accommodation is completed with a useful W/C which also houses a utility cupboard where you find the washing machine and tumble dryer.

Upstairs there are two good-size bedrooms. One of which is set up with a double bed and the other with a single bed and useful desk. The main bathroom has been finished to a very high standard with shower over bath.

Outside to the rear there is a low-maintenance courtyard garden. To the front, an equally low maintenance garden/courtyard with pathway to the front door.

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

LOCATION

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool St.

Saxmundham lies conveniently places about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.

AVAILABILITY

The property is available from the 8th November 2025 for an initial twelve month term.

Council Tax: Band TBC

Deposit required: £1,788.46

Sorry no pets or smokers.

The property is offered fully furnished with utility bills, TV & broadband and TV licence included. The rent will also include a full clean of the property every two weeks.

VIEWINGS

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

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