Flick & Son
Coast and Country







Theberton,

£2,100 PCM

- Fully furnished
- Three spacious bedrooms
- EPC: D
- All bills included
- Low maintenance garden
- Holding deposit: £484.61
- Close to Sizewell C
- Off street-parking
- Sorry no smokers

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk

Main Road, Theberton

A beautifully presented three bedroom fully furnished property situated in the village of Theberton just a short distance from Leiston & Saxmundham.
All bills included in monthly rent
OFCH. EPC D.

3 1 1 D

Council Tax Band:





DESCRIPTION
Flick & Son are pleased to offer for rent this beautifully presented three bedroom fully furnished property situated in the village of Theberton just a short distance from Leiston & Saxmundham.

ACCOMMODATION
Through the front door a spacious entrance hall leads you into a contemporary kitchen with breakfast table. Next door the bright open-plan living and dining area serves as the heart of the home and benefits from a striking fireplace and french doors onto the garden.

The clever layout offers a convenient double bedroom and a WC on the ground floor. Upstairs, you'll find an immaculate main bathroom with shower over bath and two further spacious bedrooms one of which includes a versatile zip-and-link twin (convertible to a king).

Outside you find a low maintenance garden which is laid to lawn and a patio area - perfect for alfresco dining!

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

LOCATION
Theberton lies close to the Suffolk Heritage Coast with the market town of Saxmundham five miles and Leiston three miles distant, both offering excellent facilities. The A12 Great Yarmouth to London Road is about three miles distant giving easy access to London and the south, with a railway service from Saxmundham and Darsham to Lowestoft, Ipswich and London Liverpool Street. For those with leisure interests in mind the Heritage Coast area abounds with opportunities including birdwatching at the renowned RSPB Bird Sanctuary at Minsmere, cliff top walks at the Dunwich National Trust Reserve, music at the Snape Maltings Concert Hall and both sailing and golfing at Aldeburgh and Southwold.

AVAILABILITY
The property is available from 11th December 2026.

Deposit required: £2,423.07

Sorry no smokers.

The property is offered fully furnished with all bills included in the monthly rent.

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

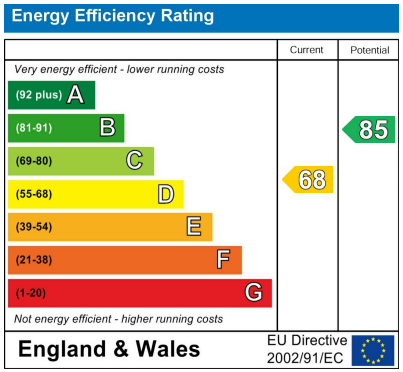


Conveyancing, Surveys & Financial Services

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, furnishings 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

The full energy performance certificate can be viewed online at the national EPC register at 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.

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