

# Flick & Son

Coast and Country



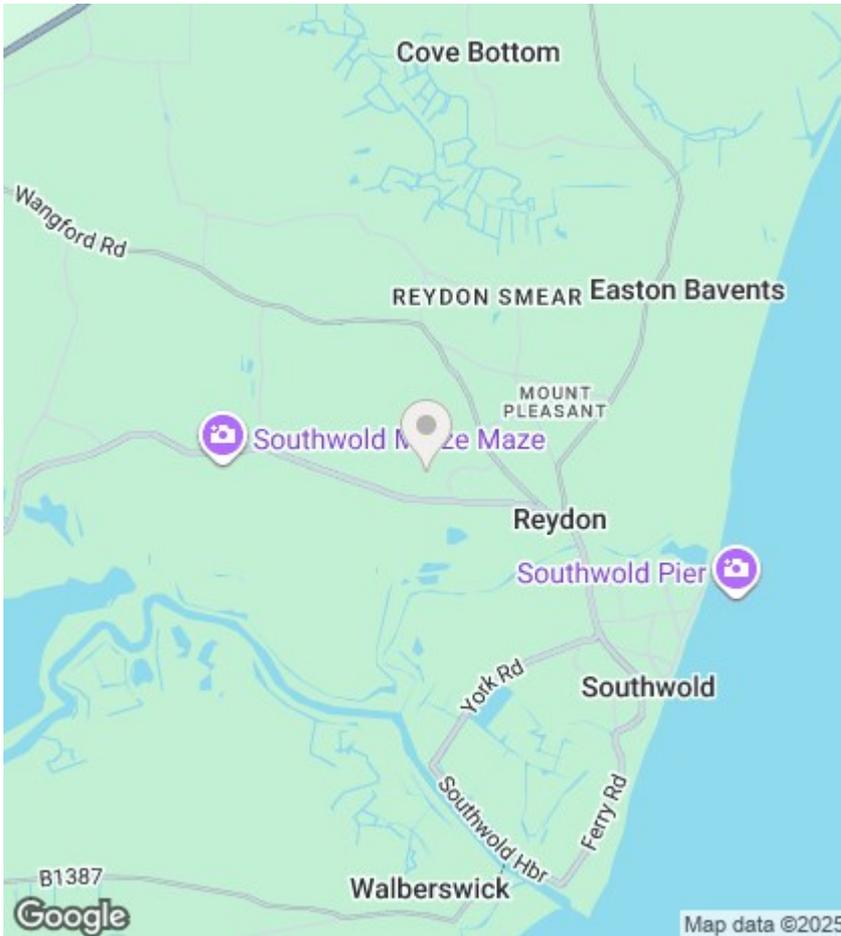
Reydon,

Rent: £995 PCM,

Council Tax: Band C

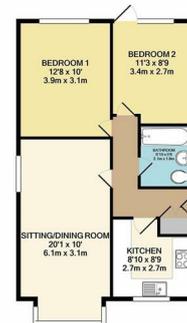
- Detached bungalow
- Two bedrooms
- Garage & driveway
- EPC C
- Sorry no pets or smokers

- Bright & airy living room
- Modern bathroom
- Close to Southwold
- Holding deposit: £229.61



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</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	



TOTAL APPROX. FLOOR AREA 586 SQ.FT. (54.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of walls, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding their efficiency or performance.  
 Made with Metropix 02019

### DESCRIPTION

Flick & Son are pleased to offer for rent this fantastic two bedroom detached bungalow situated in quiet cul-de-sac, just a short distance from the popular seaside town of Southwold.

### ACCOMMODATION

This well presented bungalow comprises a central entrance hallway leading to a modern fitted kitchen and a separate spacious living/dining room both located at the front of the property. To the rear there is a fabulous master bedroom and second bedroom with a door onto the garden. The modern bathroom with shower over bath is conveniently located in the centre of the accommodation.

Outside to the rear there is a generous garden and to the side a garage and driveway.

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

### LOCATION

Reydon has two village shops, the excellent Randolph Hotel, primary school, bowls green, healthy living centre and doctors surgery. The historic coastal nearby town of Southwold is well known for its sandy beach, pier, promenade with colourful beach huts, working harbour, greens and the wide open spaces of the common. The surrounding countryside is a designated Area of Outstanding Natural Beauty forming part of the Suffolk Heritage Coast.

### AVAILABILITY

This property is available from the 9th August 2025 for an initial twelve month term.

Council Tax: Band C

Deposit required: £1,148.07

Sorry no pets or smokers.

### VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.  
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 01728 633773  
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