

# Flick & Son

Coast and Country



## Saxmundham, Suffolk

Rent: £1,250 PCM,

Council Tax: Band C

- Modern semi-detached
- Master bedroom with ensuite
- Enclosed rear garden
- EPC: C
- Sorry no smokers
- Open plan living/dining room
- Two further bedrooms
- Garage & parking
- Holding deposit: £288.46



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</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 area: approx. 88.0 sq. metres (947.4 sq. feet)

#### DESCRIPTION

Flick & Son are pleased to offer for rent this wonderful three bedroom semi-detached home located on a popular housing development just a short distance from Saxmundham town centre and train station.

#### ACCOMMODATION

Through the front door you are greeted into the entrance hall which leads to the kitchen overlooking the front of the property. To the rear of the downstairs there is a fabulous living/dining space and conservatory.

Upstairs you find a generous master bedroom with ensuite shower room, two further bedrooms and a family bathroom.

Outside to the rear there is an enclosed, low maintenance garden and to the front a useful garage and driveway.

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

#### 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 both primary and free schools, 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

This property is available from 5th August 2026

Council Tax: Band C

Deposit required: £1,442.30

Sorry no smokers

NB: The property is due to be fully redecorated along with new flooring fitted before the tenancy commences

#### VIEWINGS

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

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