Flick & Son
Coast and Country







Reydon,

£1,400 PCM

- Beautifully renovated
- Three bedrooms
- EPC: C
- Open plan kitchen/dining space
- Outdoor office/studio
- Holding deposit: £323.07
- Modern bathroom with shower & bathtub
- Garage & parking
- Sorry no smokers

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

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

Covert Road, Reydon

A beautifully renovated three bedroom home located in the ever popular village of Reydon, just a short drive from the beach at Southwold.
GFCH. EPC C.

3 1 2 C

Council Tax Band: A





DESCRIPTION
Flick & Son are pleased to offer for rent this beautifully renovated three bedroom home located in the ever popular village of Reydon, just a short drive from the beach at Southwold.

ACCOMMODATION
As you enter the property, you are welcomed into a cosy yet bright and airy sitting room that flows seamlessly through to a fabulous open-plan living, dining, and kitchen space. Leading off this impressive area is a beautifully finished family bathroom, complete with a sleek walk-in shower and a separate bathtub.

Upstairs on the first floor, you will find a generous main bedroom, a comfortable single bedroom, and a convenient W/C that benefits from ample integrated storage.

The top floor is dedicated to another well-proportioned double bedroom, complete with its own private ensuite W/C.

Outside, the property features a low-maintenance patio garden leading to a purpose-built outbuilding which is fully equipped with a practical kitchenette and a separate W/C—perfect for a home office, studio, or guest annexe The outdoor space further boasts a unique outdoor shower, ideal for post-beach use! Finally there is a detached garage and off-street parking to the rear.

The property benefits from air conditioning and is heated via a gas-fired central heating system. It has an EPC rating of C, further enhanced by solar panels that supply the electricity.

LOCATION
Reydon has two village shops, the excellent Randolph Hotel, primary school, bowls green, healthy living centre and doctors surgery. The historic coastal town of Southwold, which is just a short distance away, 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 31st October 2026

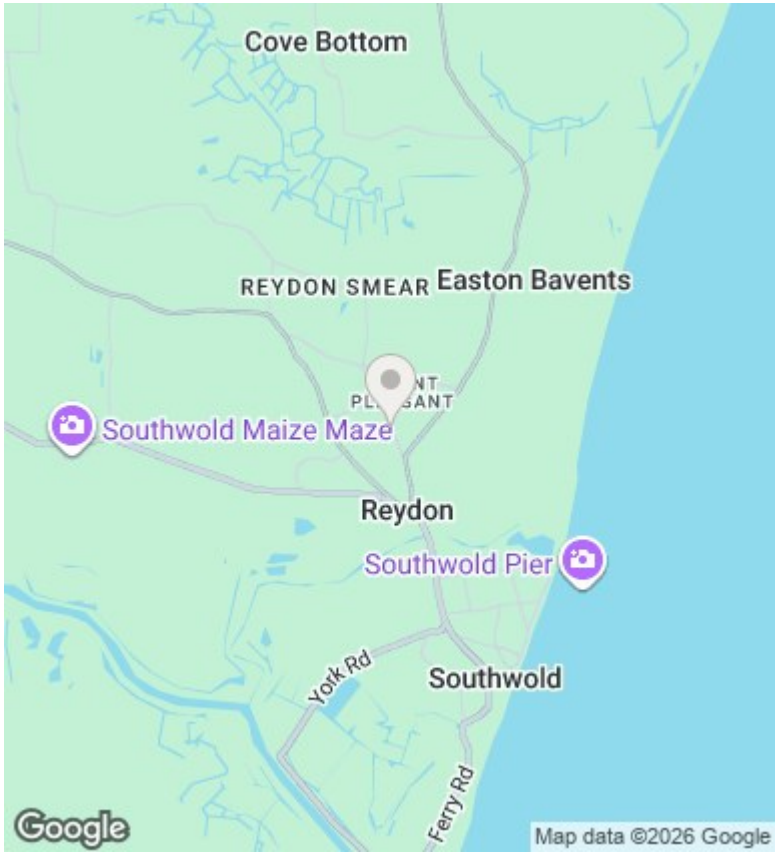
Council Tax: Band A
Deposit: £1,615.38

Sorry no smokers.

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



Total area: approx. 114.8 sq. metres (1236.1 sq. feet)

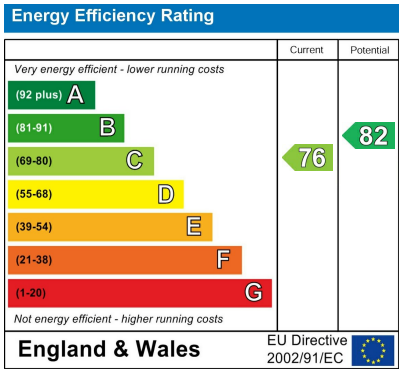


Conveyancing, Surveys & Financial Services

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, 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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