

Flick & Son

Coast and Country



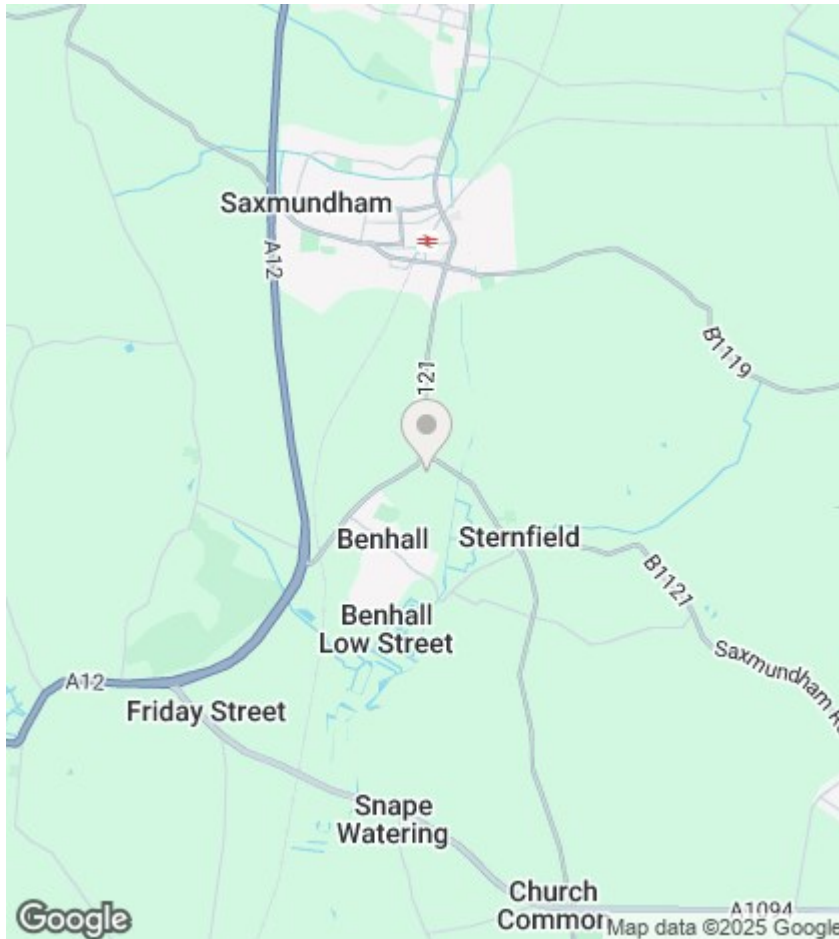
Benhall , Suffolk


Rent: £950 PCM,

Council Tax: Band A

- Edge of village location
- Open plan living/dining room
- Large garden
- EPC: E
- Pet considered

- Character cottage
- Two bedrooms
- Ample off street parking
- Holding deposit: £219.23



| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 gorgeous two bedroom character cottage situated on the outskirts of the peaceful village of Benhall, just a short drive from Saxmundham.

ACCOMMODATION

Through the front door you are first greeted into an inner porch leading into a spacious open plan living/dining room. From here you access the fantastic country style kitchen which then leads to a useful rear porch and onto the modern bathroom with shower over bath.

Upstairs to the front you find the large master bedroom along with a further bedroom.

Outside there is a stunning great size garden complete with patio area and large shed/summer house for storage. At the end of the garden you find the private parking area providing parking for multiple vehicles.

The property is heated via electric heating. It has an EPC rating E.

LOCATION

The popular hamlet of Benhall is well placed and lies about 1½ miles from the centre of Saxmundham which itself offers a good range of shops set in a traditional High Street setting as well as health care facilities, a library and sports club. Saxmundham train station gives both direct and connecting services to London Liverpool Street via the county town of Ipswich whilst the A12 Great Yarmouth to London Road lies about ½ mile from the property. Benhall has a primary school and is served by regular public transport to Saxmundham and Ipswich. The immediate area abounds with leisure opportunities which include the Suffolk Heritage Coastline, walking at Aldeburgh and nearby Thorpeness. The RSPB Minmere Bird Reserve, Snape Maltings Concert Hall and for sailors the rivers Alde and Ore provide some of the prettiest sailing waters around.

AVAILABILITY

The property is available from the 2nd July 2025 for an initial twelve month term.

Council Tax: Band A

Deposit required: £1,096.15

Pet considered. Sorry, no smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

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

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