

Flick & Son

Coast and Country



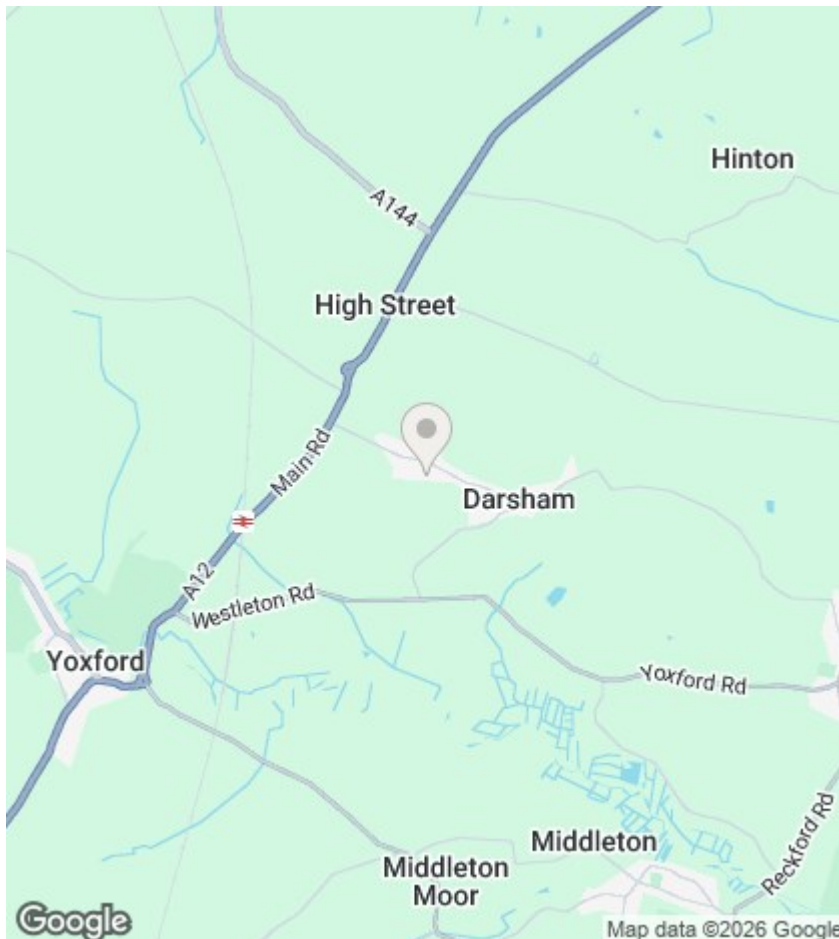
Darsham, Suffolk

Rent: £1,295 PCM,

Council Tax: Band D

- Link detached
- Master bedroom with ensuite
- Garden
- EPC: B
- Pet considered

- Open plan living/kitchen
- Two further bedrooms
- Garage & driveway
- Holding deposit: £298.85



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(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 stunning, modern three bedroom link detached home located in the peaceful village of Darsham, just a short drive to the coast.

ACCOMMODATION

As you enter through the front door you are greeted into an entrance hall which leads through to the spacious open plan living/dining area and the modern kitchen with views over the front garden. There is also the added benefit of a downstairs W/C.

On the first floor the landing leads to three well proportioned bedrooms, the master benefitting from an ensuite shower room. The family bathroom with shower over bath completes the accommodation.

Outside to the front you find a small front garden and the driveway providing off road parking, leading to a single garage. To the rear there is a good size hard landscaped garden and also a side door providing access to the garage.

The property is heated via air source heat pump. It has an EPC rating B.

LOCATION

The village of Darsham is situated off the A12 and is close to Areas of Outstanding Natural Beauty forming part of the Heritage Coastline and is just some four miles from Dunwich Beach and the RSPB Reserve at Minsmere, with golf courses and opportunities for sailing and boating all within easy driving distance.

Darsham also has its own railway station with connecting trains to London Liverpool Street via Ipswich. The village has a farm shop and butchery together with the Red Poll tea rooms and close by is the Fox Inn public house. On the A12 is a garage with an extensive mini supermarket. The Smoke and Fire tile warehouse. A post office, public house and a hotel are in the adjoining village of Westleton.

AVAILABILITY

The property is available from 3rd August 2024 for an initial twelve month term.

Council Tax: Band D

Deposit required: £1,494.23

Pet considered. Sorry, no smokers.

VIEWINGS

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