

Flick & Son

Coast and Country



Aldeburgh, Suffolk

Rent: £1,200 PCM,

Council Tax: Band E

- Moments from the beach
- Semi open plan downstairs
- Ensuite to bedroom three
- EPC: E
- Pet considered.

- Sought after location
- Three bedrooms
- Courtyard
- Holding deposit: £276.92

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 84.5 sq. metres (909.5 sq. feet)

DESCRIPTION

Flick & Son are pleased to offer for rent this simply lovely three bedroom furnished cottage located in the heart of Aldeburgh, just moments from the beach.

ACCOMMODATION

Through the front door you are welcomed in to a cosy sitting area which leads through an archway into the dining room and kitchen. The downstairs is semi open plan and has a great amount of space on offer.

Upstairs to the front you find the master bedroom, second bedroom set up as a twin and the third single bedroom which benefits from an ensuite shower room. There is also an additional upstairs shower room along with large storage cupboard which houses the washing machine.

Outside there is a small yard area which can be access from the house or via a passageway to the side of the house.

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

LOCATION

Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features a range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.

AVAILABILITY

The property is available from 16th October 2024 for a six month fixed term.

Council Tax: Band E

Deposit required: £1,384.61

Pet considered. Sorry no smokers.

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

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