

# Flick & Son

Coast and Country



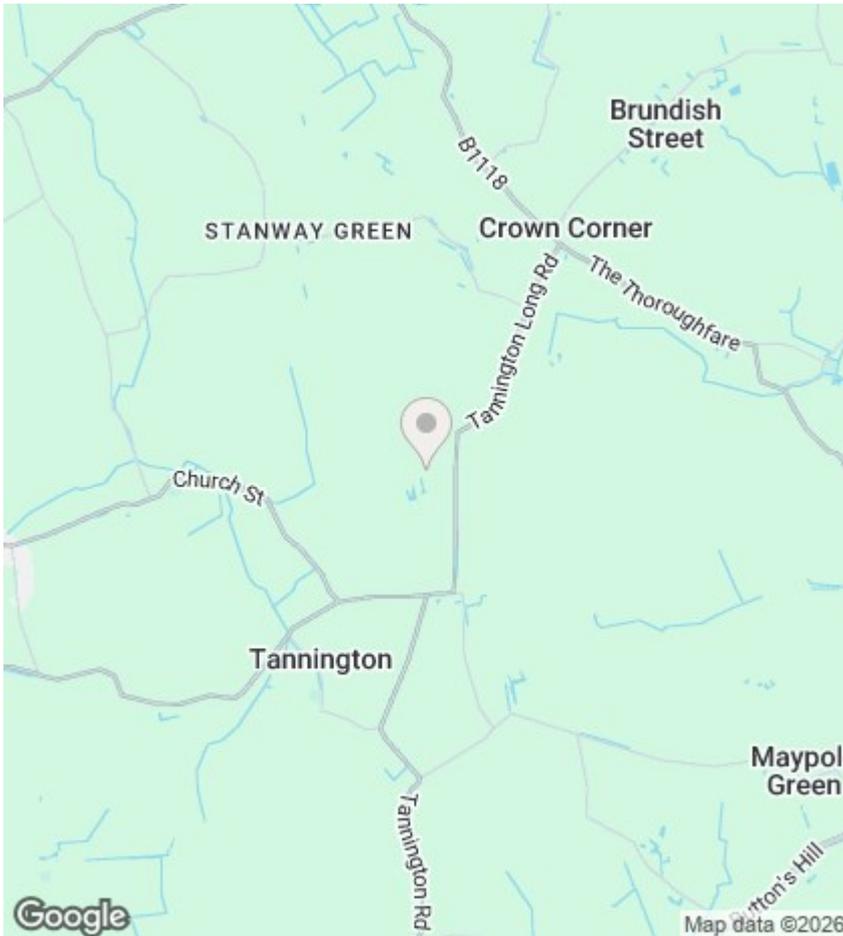
Tannington,

Rent: £1,395 PCM,

Council Tax: Band B

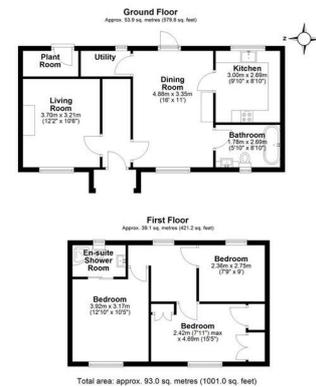
- Semi-detached
- Two reception rooms
- Large garden
- EPC: E
- Pet considered

- Modern country-style kitchen
- Three bedrooms
- Ample off-street parking
- Holding deposit: £321.92
- Rural location



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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	



#### DESCRIPTION

Flick & Son are pleased to offer for rent this gorgeous, characterful three bedroom home situated in the peaceful rural village of Tannington, just a short distance from Framlingham.

#### ACCOMMODATION

The downstairs of this beautifully presented comprises a cosy sitting room with wood-burner accessed from the entrance hall. To the other side of the entrance hall you find a spacious dining room leading through to a stunning, modern country-style kitchen with built in appliances and views over the garden. Also accessed from the dining room is a beautiful family bathroom with shower over bath and a useful utility room.

Upstairs to your left hand side you find the master bedroom with ensuite shower room. To the right hand side, there are two further bedrooms.

Outside to the rear there is a large garden with patio which has side access to the front of the property along with an outside store room ideal for a tumble dryer. To the front of the property there is a front garden and off street parking for 2-3 cars.

The property is heated via oil fired central heating. It has an EPC rating E.

#### LOCATION

Tannington is a peaceful and picturesque rural hamlet set amid the rolling Suffolk countryside, just a short drive from the vibrant market town of Framlingham. Known for its wide, open landscapes and a strong sense of tranquillity, Tannington offers an idyllic setting for those seeking a slower pace of life while remaining well connected to nearby amenities.

Framlingham—famed for its historic castle, thriving independent shops, cafés and weekly markets—is approximately 10 minutes away, providing excellent everyday facilities, well-regarded schools, and a welcoming community atmosphere. The surrounding area is rich with walking and cycling routes, charming country pubs, and routes through unspoilt farmland and woodland.

#### AVAILABILITY

The property is available from the 10th January 2025 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,609.61

Pets considered. Sorry, no smokers.

#### VIEWINGS

High Street, Saxmundham, Suffolk, IP17 1AB

01728 633773

lettings@flickandson.co.uk

www.flickandson.co.uk