

Flick & Son

Coast and Country



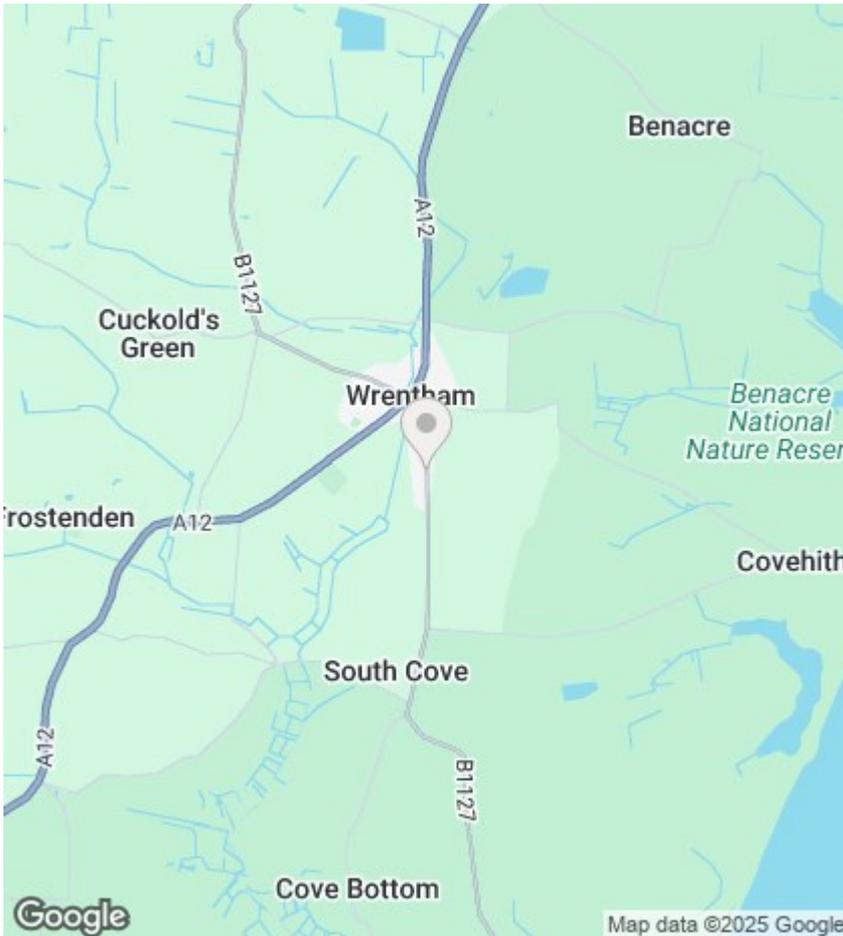
Wrentham ,

Rent: £995 PCM,

Council Tax: Band C

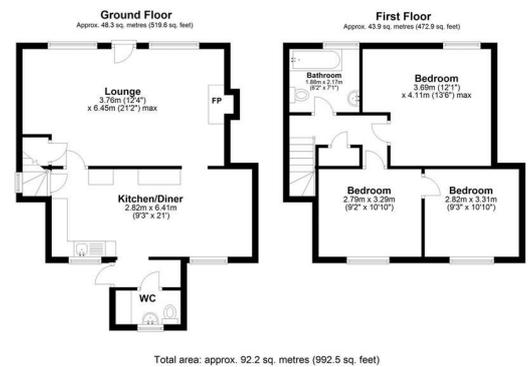
- Beautiful cottage
- Kitchen/diner
- Ample outside space
- EPC: D
- Pet considered

- Large living room
- Three bedrooms
- Driveway
- Holding deposit: £229.61



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 three bedroom semi-detached cottage in the heart of the popular village of Wrentham.

ACCOMMODATION

The downstairs of this fabulous property comprises a very spacious living room which leads into a modern kitchen/diner. Through the kitchen you find a rear porch providing access to the downstairs W/C/utility room and a door leading out to the garden.

Upstairs there is good size master bedroom with fitted wardrobe, along with two further bedrooms which are interlinked. The upstairs accommodation is completed by the family bathroom which is currently being renovated.

Outside there is lots to explore; a patio immediately behind the house, a lovely laid to lawn garden, outbuildings and ample driveway parking.

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

LOCATION

Wrentham has two public houses, deli/cafe, general store, tennis courts, bowls club and is within a mile and a half of the beach at Covehithe. Five miles to the south is the renowned coastal town of Southwold, a premier holiday destination on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Eight miles to the north is the coastal town of Lowestoft, a former fishing port with a wide range of shopping and leisure facilities.

AVAILABILITY

The property is available from 15th June 2024 for an initial twelve month term.

Council Tax; Band C

Deposit required: £1,148.07

Pet considered. Sorry no smokers.

VIEWINGS

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

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