

# Flick & Son

Coast and Country



## Benhall , Suffolk

Rent: £850 PCM,

Council Tax: Band B

- Character cottage
- Two reception rooms
- Gorgeous garden
- EPC: E
- Pet considered
- Village location
- Two bedrooms
- Driveway
- Holding deposit: £196.15

High Street, Saxmundham, Suffolk, IP17 1AB  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(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 lovely characterful two bedroom cottage situated in the quaint village of Benhall, just a short drive from Saxmundham.

#### ACCOMMODATION

The downstairs of this characterful cottage comprises a small inner hall leading into a living room which is spacious yet retains that 'cosy' feel. Through the living room you are then welcomed into an additional reception room leading to a modern fitted kitchen. The downstairs accommodation is completed with a useful downstairs W/C.

Upstairs you find the master bedroom leading through into a second bedroom and a modern shower room.

Outside there is a generous, stunning garden which leads to the driveway at the rear of the property.

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

#### LOCATION

The popular hamlet of Benhall Green 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 railway 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 Green has a primary school close to the property 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 Minsmere 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 5th April 2025 for an initial twelve month term.

Council Tax: Band B

Deposit required: £980.76

Pet considered. Sorry, no smokers.

**VIEWINGS**  
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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