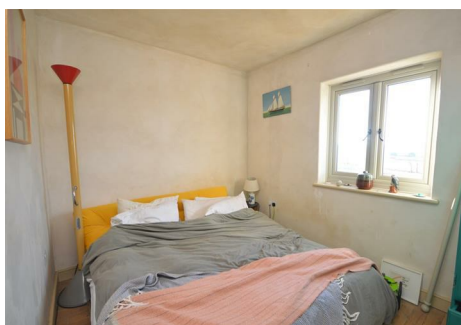


Flick & Son

Coast and Country

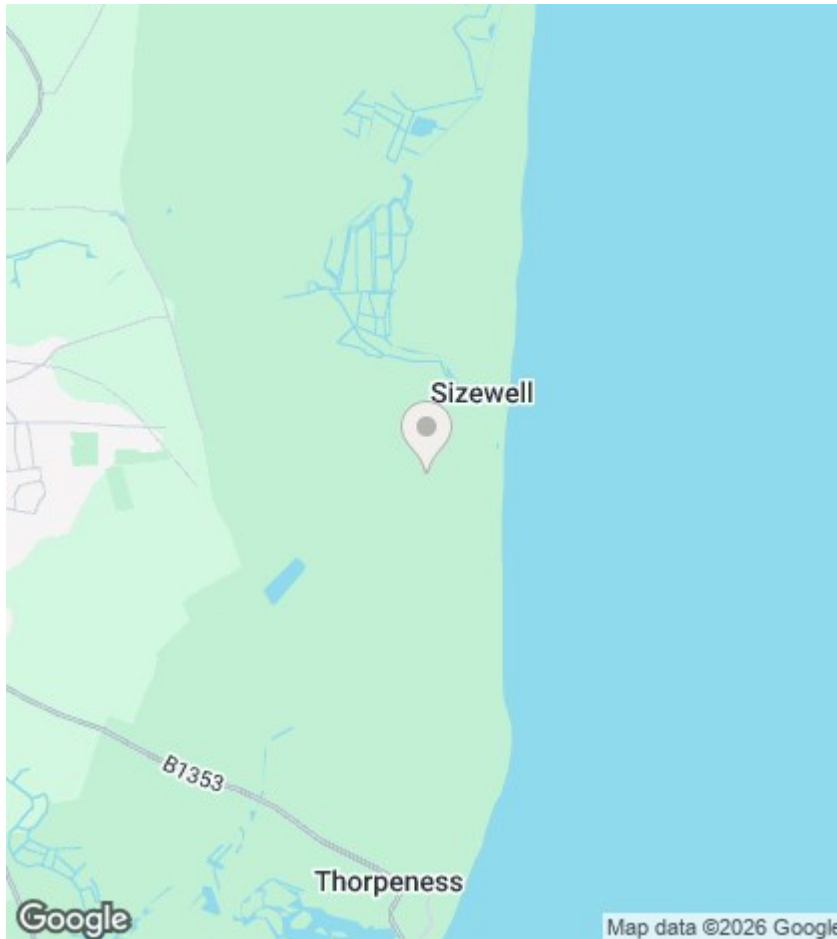


Sizewell,

Rent: £1,400 PCM,

Council Tax: Band B

- Detached cottage
- Moments from Sizewell project
- Open plan kitchen/living space
- EPC: TBC
- Pet considered
- Bills included
- One/two bedrooms
- Ample parking
- Holding deposit: £323.07
- Fully furnished



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 gorgeous one/two bedroom detached furnished cottage situated just moments from Sizewell.

ACCOMMODATION

Through the front door you are greeted into a entrance hall leading to a fabulous double-height kitchen/living space with front doors to the garden. Also accessed from the main hall there is a master bedroom with stunning countryside views and a fabulous bathroom with walk-in shower.

The accommodation is completed with a second mezzanine bedroom accessed from the living room.

Outside the property is surrounded by a generous garden and patio along with off-street parking for two vehicles.

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

LOCATION

Sizewell Village is a coastal village on the Suffolk Heritage Coast, offering a convenient setting close to unspoilt countryside and beaches. With a friendly community and easy access to Leiston's shops and amenities, it's ideally placed for those seeking a relaxed coastal lifestyle, with Aldeburgh and Saxmundham also within easy reach.

AVAILABILITY

The property is available from the 25th March 2026.

Council Tax: Band B

Deposit required: £1,615.38

Pet considered. Sorry, no smokers.

The monthly rent includes the Wi-Fi and bills (excluding council tax).

A full clean of the property every two weeks along with a linen and towel turnover service can be provided for an additional £350.00 per month.

VIEWINGS

High Street, Saxmundham, Suffolk, IP17 1AB

01728 633773

lettings@flickandson.co.uk

www.flickandson.co.uk

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