

Flick & Son

Coast and Country



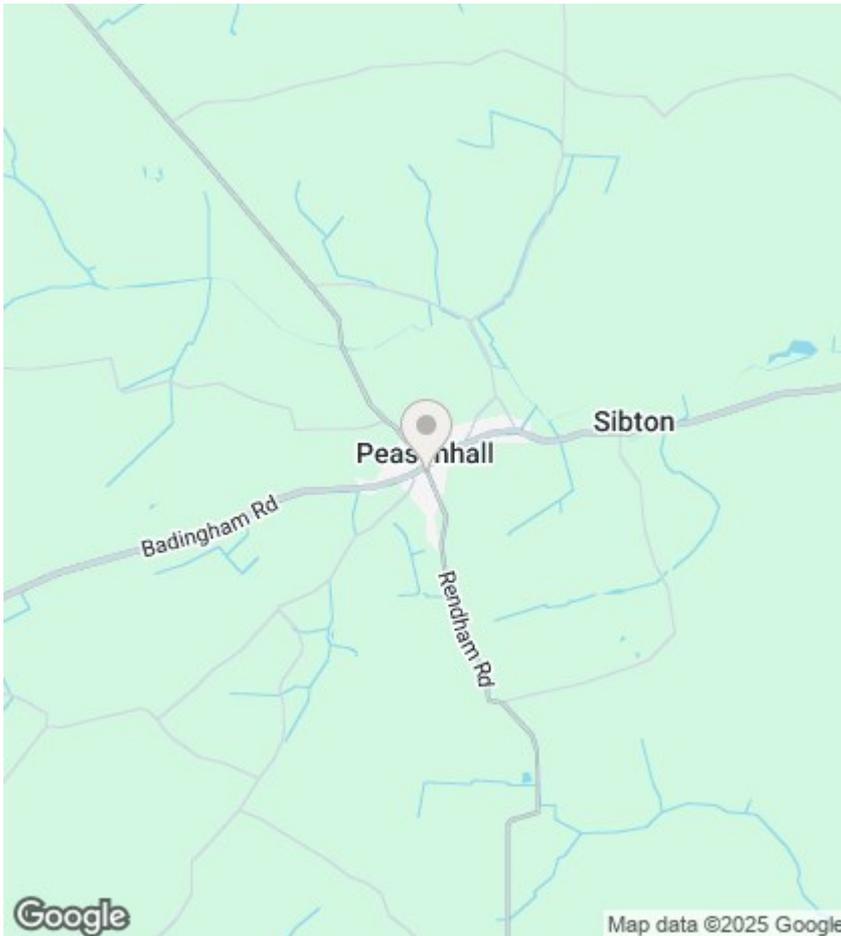
Peasenhall,

Rent: £1,195 PCM,

Council Tax: Band C

- Grade II listed
- Three bedrooms
- Generous garden
- EPC: E
- Dog considered

- Lots of character
- Two bathrooms
- Village location
- Holding deposit: £275.76



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(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 beautiful Grade II listed three bedroom home located in the popular village of Peasenhall.

ACCOMMODATION

Through the front door you are greeted into a large entrance hall which also makes an ideal additional reception room. From here to the right hand side there is a cosy sitting room and to the left hand side a double bedroom with ensuite shower room.

At the rear of the property you find the gorgeous country-style kitchen with useful walk in pantry cupboard. The kitchen can be accessed from the entrance hall and also from the sitting room.

Upstairs there are two large double bedrooms along with a family bathroom with shower over bath

Outside to the rear there is a fantastic garden with patio area and stunning views of the Church.

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

LOCATION

A very popular village, Peasenhall sits astride the Yoxford to Stowmarket road and has a variety of shops in its centre, post office and a delicatessen with a Royal seal of approval. The A12 Great Yarmouth to London Road is easily accessible at Yoxford about three miles to the east and the market town of Saxmundham, which lies about five miles south, has a good range of shops including Waitrose and Tesco supermarkets and a railway station which gives both direct and connecting services via Ipswich to London Liverpool Street.

AVAILABILITY

The property is available from the 18th August 2025 for a fixed twelve month term.

Council Tax: Band C

Deposit required: £1,378.84

One dog 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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