

# Flick & Son

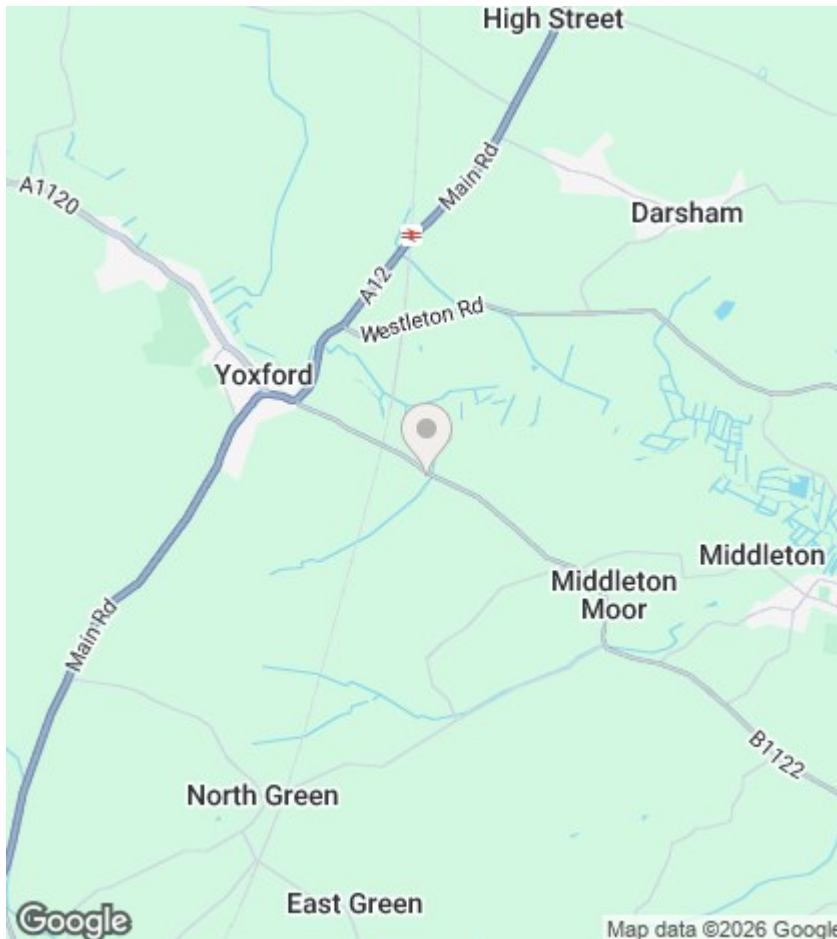
Coast and Country



## Yoxford , Saxmundham

Rent: £1,950 PCM, Council Tax: Band F

- Contemporary townhouse
- Open plan kitchen/dining/living area
- Three further bedrooms
- EPC: C
- Pet considered
- Fabulous countryside views
- Master bedroom with ensuite
- Outskirts of the village
- Holding deposit: £461.54
- Furnished/unfurnished



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 90        |
| (69-80) C                                   | 80                      |           |
| (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 simply beautiful and unique four bedroom detached home with far-reaching countryside views situated on the outskirts of the popular village of Yoxford.

## ACCOMMODATION

The downstairs accommodation of this contemporary townhouse comprises a beautiful open plan kitchen/living/dining area along with a useful utility room and downstairs W/C.

On the first floor you find the fabulous sitting room from which there are stunning countryside views. The spacious master bedroom with ensuite bathroom is also located on this floor.

On the top floor there are three further bedrooms and the family bathroom.

Outside to the rear you find the garden with patio area. The property also benefits from a driveway & garage.

The property is heated via air source heat pump. It has an EPC rating C.

## LOCATION

Yoxford, often referred to as "The Garden of Suffolk" lies just off the A12 Great Yarmouth to London Road and was in the 19th Century a coaching post on the London turnpike. Today Yoxford is a much sought after and well served typically Suffolk village centring around its fine parish church of St Peters with its grand tower and spire. The village has the old established Horner's grocer, public houses, deli, antique shops, doctors surgery and school and is well served by public transport. The nearby railway station at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.

## AVAILABILITY

The property is available from 18th December 2025 for an initial twelve month term.

Council Tax: Band F

Deposit required: £2,596.15

Pet considered. Sorry no smokers.

The can be offered unfurnished or furnished, landlord is flexible.

## VIEWINGS

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