

Flick & Son

Coast and Country



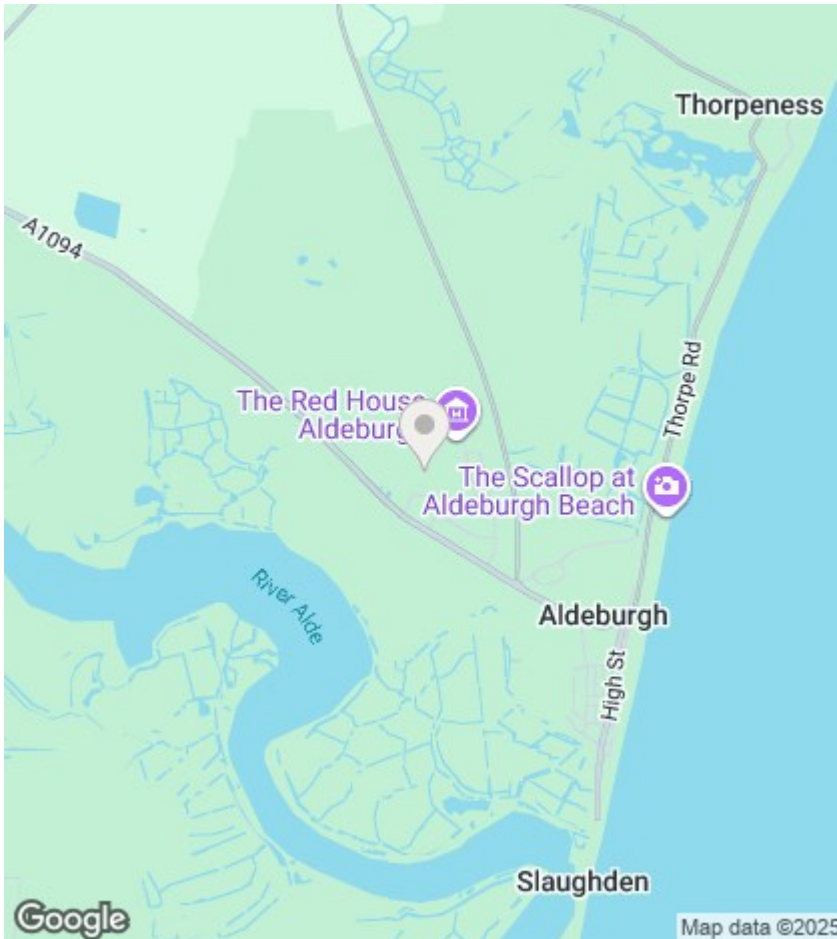
Aldeburgh,

Rent: £1,450 PCM,

Council Tax: Band D

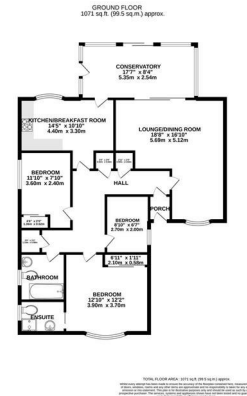
- Detached bungalow
- Three bedrooms
- Fabulous garden
- EPC: D
- One small dog or cat considered

- Stunning modern kitchen
- Master with ensuite
- Garage & driveway
- Holding deposit: £334.61



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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 wonderful, spacious three bedroom detached bungalow situated in a peaceful cul-de-sac location just a short distance from Aldeburgh town centre and the beach.

ACCOMMODATION

Through the front door of this fantastic home you are greeted into a inner porch leading into the entrance hall. The accommodation is incredibly well planned throughout; to the right hand side you find the generous living/dining room which leads into the conservatory/garden room. From here you can access the fantastic modern kitchen which can also be accessed via the central entrance hall.

The bedrooms are all located close to each other on the left hand side of the property. The master bedroom with views to the front of the house benefits from an ensuite shower room and ample fitted wardrobe space. The second bedroom is another double and also benefits from brilliant storage. Finally there is a third single bedroom which could also make an ideal study. The accommodation is completed by a modern family bathroom with shower over bath.

Outside to the rear there is a beautiful, great size garden. To the side of the house you find the driveway providing ample off street parking and the detached garage.

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

LOCATION

Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features a range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.

AVAILABILITY

The property is available from the 25th October 2025 for an initial twelve month term.

Council Tax: Band D

Deposit required: £1,673.07

One small dog or cat considered. Sorry, no smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

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

lettings@flickandson.co.uk

www.flickandson.co.uk