

# Flick & Son

Coast and Country



Halesworth ,


Rent: £925 PCM,

Council Tax: Band A

- End terrace cottage
- Two double bedrooms
- Outbuilding
- EPC: D
- Sorry no pets or smokers

- Two reception rooms
- Front & rear gardens
- Car port
- Holding deposit: £213.46



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 lovely, deceptively spacious two bedroom cottage located on the edge of the popular town of Halesworth.

#### ACCOMMODATION

Through the front door you are greeted into a cosy, yet bright & airy sitting room which leads into the spacious dining room. From here located at the rear of the property you find the kitchen.

Upstairs at the front of the property you find the fabulous master bedroom, additional double bedroom and bathroom with shower over bath.

Outside the property benefits from front and rear gardens, car port and large outbuilding.

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

#### LOCATION

The popular market town of Halesworth is centred around a pedestrian precinct with a wide variety of shops which cater for every day needs. Halesworth has a primary school, library, arts centre, doctors surgery and cottage hospital, which make it very self contained. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

#### AVAILABILITY

The property is available from the 21st March 2025 for an initial twelve month term.

Council Tax: Band A

Deposit required: £1,067.30

Sorry, no pets or smokers.

#### VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.  
01728 633773

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