Peasenhall, Suffolk

Rent: £850 PCM,   Council Tax: Band Exempt

- Period cottage
- Cosy sitting room
- One double bedroom
- EPC: E
- Pet considered

- Village location
- Modern kitchen
- Private & communal garden
- Holding deposit: £196.15

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**	39	
(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, period one bedroom cottage situated in the sought after village of Peasenhall.

ACCOMMODATION

The downstairs of this gorgeous cottage comprises a generous siting room which has a cosy feel to it leading into a inner hallway where you find the downstairs W/C. At the rear of the property you find the modern kitchen.

Upstairs there is a fabulous master bedroom with ensuite bathroom.

Outside to the rear there is a communal garden leading to a private garden for the cottage.

The property is heated via gas fired central heating (heating is included in the rent). 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 12th September 2025 for an initial twelve month term.

Council Tax: Band TBC
Deposit required: £980.76

One pet considered. Sorry no smokers.

VIEWINGS

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