

# Flick & Son

Coast and Country



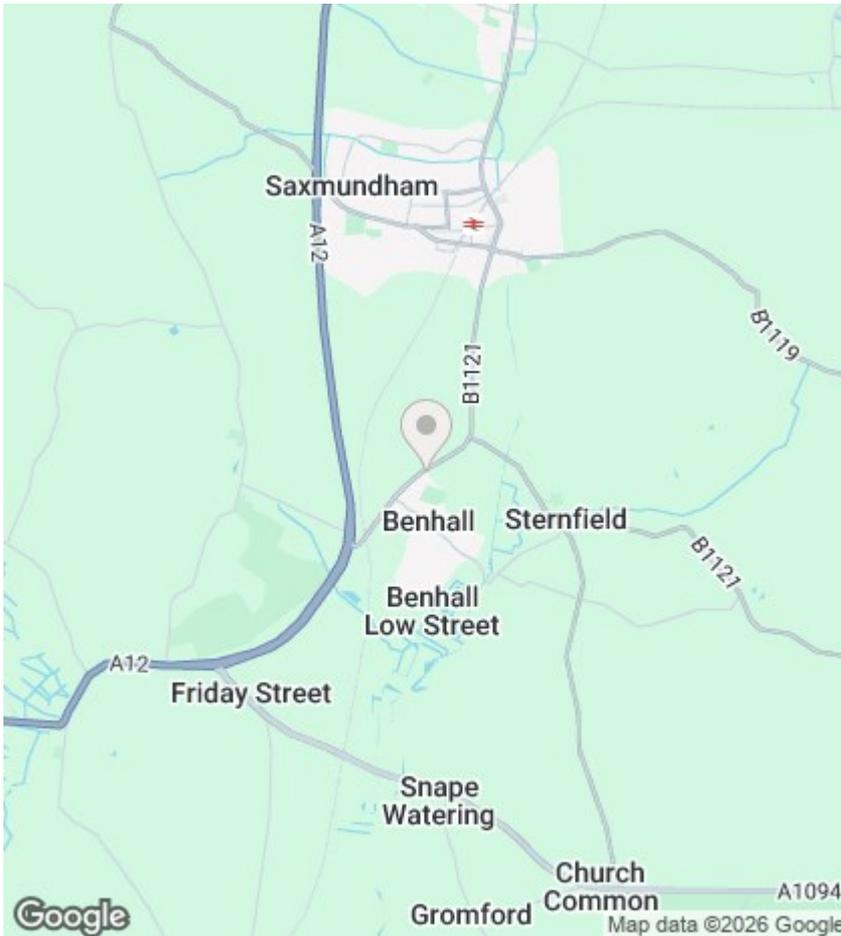
Benhall,

Rent: £1,250 PCM,

Council Tax: Band D

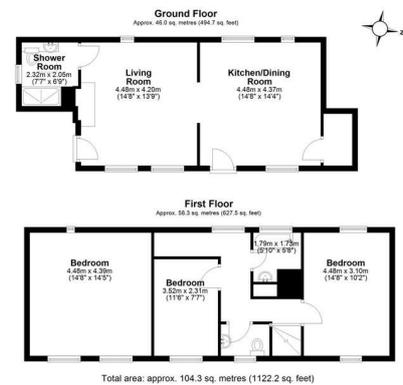
- Semi-detached cottage
- Spacious kitchen/diner
- Pretty garden
- EPC: E
- Pet considered

- Recently renovated
- Three bedrooms
- Off street parking
- Holding deposit: £288.46



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### DESCRIPTION

Flick & Son are pleased to offer for rent this characterful, recently renovated three bedroom home located in the sought-after village of Benhall, just a short distance from Saxmundham.

### ACCOMMODATION

Through the front door you are welcome into a spacious kitchen/dining space which opens into a fantastic sitting room. From here you find the stunning downstairs bathroom with walk in shower.

Upstairs to the far end of the property you find the characterful dual aspect master bedroom and two further bedrooms. There is also another bathroom with sink and bathtub, along with separate W/C.

Outside there is a pretty garden leading to the communal parking area.

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

### LOCATION

The popular hamlet of Benhall is well placed and lies about 1½ miles from the centre of Saxmundham which itself offers a good range of shops set in a traditional High Street setting as well as health care facilities, a library and sports club. Saxmundham train station gives both direct and connecting services to London Liverpool Street via the county town of Ipswich whilst the A12 Great Yarmouth to London Road lies about ½ mile from the property. Benhall has a primary school and is served by regular public transport to Saxmundham and Ipswich. The immediate area abounds with leisure opportunities which include the Suffolk Heritage Coastline, walking at Aldeburgh and nearby Thorpeness. The RSPB Minsmere Bird Reserve, Snape Maltings Concert Hall and for sailors the rivers Alde and Ore provide some of the prettiest sailing waters around.

### AVAILABILITY

The property is available from the 14th January 2026 for an initial twelve month term.

Council Tax: Band D

Deposit required: £1,442.30

Pet 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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