

Flick & Son

Coast and Country



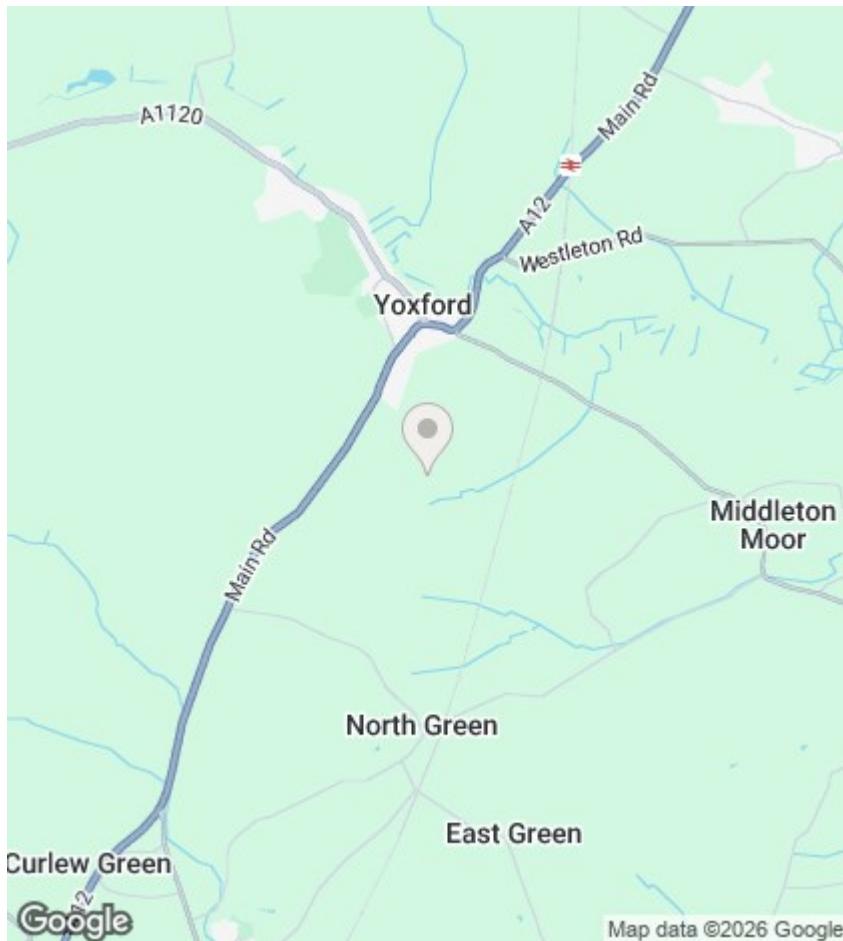
Yoxford, Suffolk

Rent: £1,350 PCM,

Council Tax: Band D

- Character detached cottage
- Two large reception rooms
- Bathroom with roll-top bath
- EPC E
- Pet considered

- Country-style kitchen/diner
- Three bedrooms
- Ample parking
- Holding deposit: £311.53
- Part furnished



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	
(21-38)	F	45	
(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 delightful three/four bedroom part-furnished thatched cottage conveniently located on the outskirts of the popular village of Yoxford.

ACCOMMODATION

Entering through the front door, you are welcomed into an entrance hall that leads through to a gorgeous country-style kitchen/diner. From here, the home opens into two well-proportioned reception rooms of similar size: one benefitting from a wood-burner and is perfectly suited as a sitting room and the other room is ideal for formal dining. Completing the ground floor is the added convenience of a downstairs shower room.

The first floor offers a fabulous, spacious master bedroom, a further generous double bedroom, and a family bathroom featuring a characterful roll-top bath.

On the top floor you'll find a third large bedroom, which also provides excellent flexibility for use as a home office or additional reception space.

Outside there is generous garden wrapping around the side of the house, a large pond and ample off-street parking.

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

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, restaurants, 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

This property is available from 27th February 2026 for an initial twelve month term.

Council Tax: Band D

Deposit required: £1,557.69

Pet considered. Sorry, no smokers.

Please note a tenant will be required to make a separate payment of £50 each month to the landlord for the cost of the water supply + sewerage.

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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