



## Peasenhall,

£1,450 PCM

- Stunning detached home
- Two further bedrooms
- EPC: B
- Spacious open plan kitchen/living space
- Garage & ample off-street parking
- Holding deposit: £334.61
- Master bedroom with ensuite
- Outskirts of popular village
- One well behaved dog considered

# Mill Road, Peasehall

An immaculate three bedroom detached home situated on the outskirts of the popular rural village of Peasehall.  
GFCH. EPC B.



Council Tax Band: D



## DESCRIPTION

Flick & Son are pleased to offer for rent this immaculate three bedroom detached home situated on the outskirts of the popular rural village of Peasenhall.

## ACCOMMODATION

The downstairs of this beautifully presented home comprises an entrance hallway leading to an incredibly spacious open plan kitchen/living space with double doors to the garden. There is also the added benefit of a downstairs W/C.

Upstairs there is a tranquil master bedroom with ensuite shower room, two further bedrooms (one double and one single) and the family bathroom with shower over bath.

Outside to the rear there is a good-size garden with patio along with the garage with parking to the front. There is also an additional driveway to the front of the property providing parking for at least two vehicles.

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

## LOCATION

Peasenhall is a charming Suffolk village known for its friendly community, pretty period homes, and peaceful rural setting. It offers excellent local amenities, including a well-loved bakery, deli, and village shop, with Saxmundham and the Heritage Coast easily accessible. Surrounded by scenic countryside, it's an ideal location for those seeking a relaxed village lifestyle.

## AVAILABILITY

The property is available from the 28th February 2026 for an initial twelve month term.

Council Tax: Band D

Deposit required: £1,673.07

One well behaved dog considered. Sorry no smokers.

The property can be offered furnished or unfurnished, the landlord is flexible.

## VIEWINGS

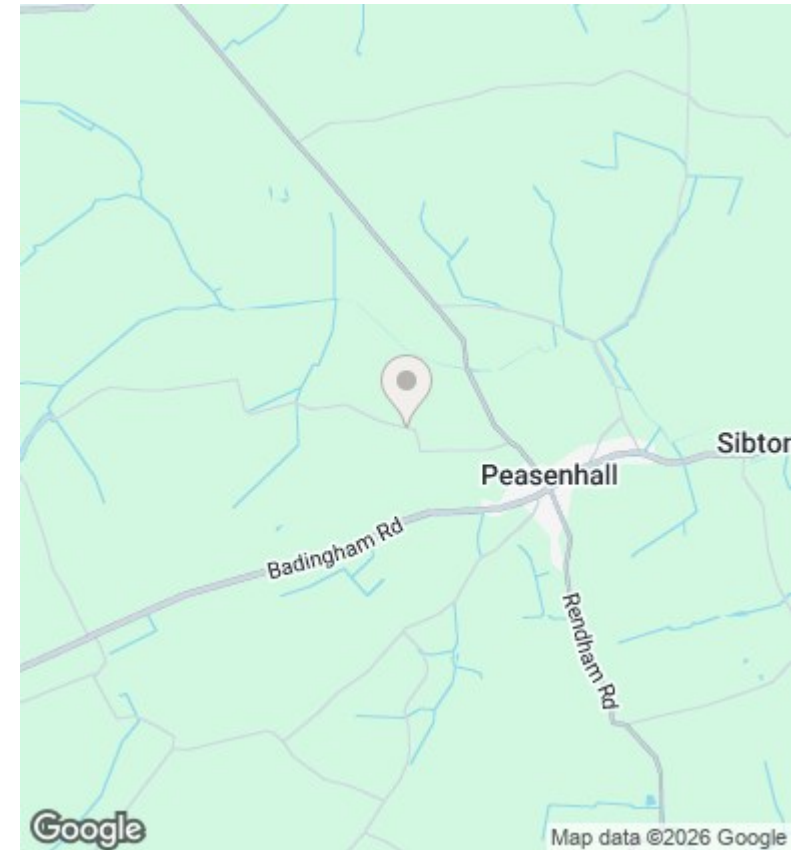
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

## Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>85</b>	<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

## Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.