

# Flick & Son

Coast and Country

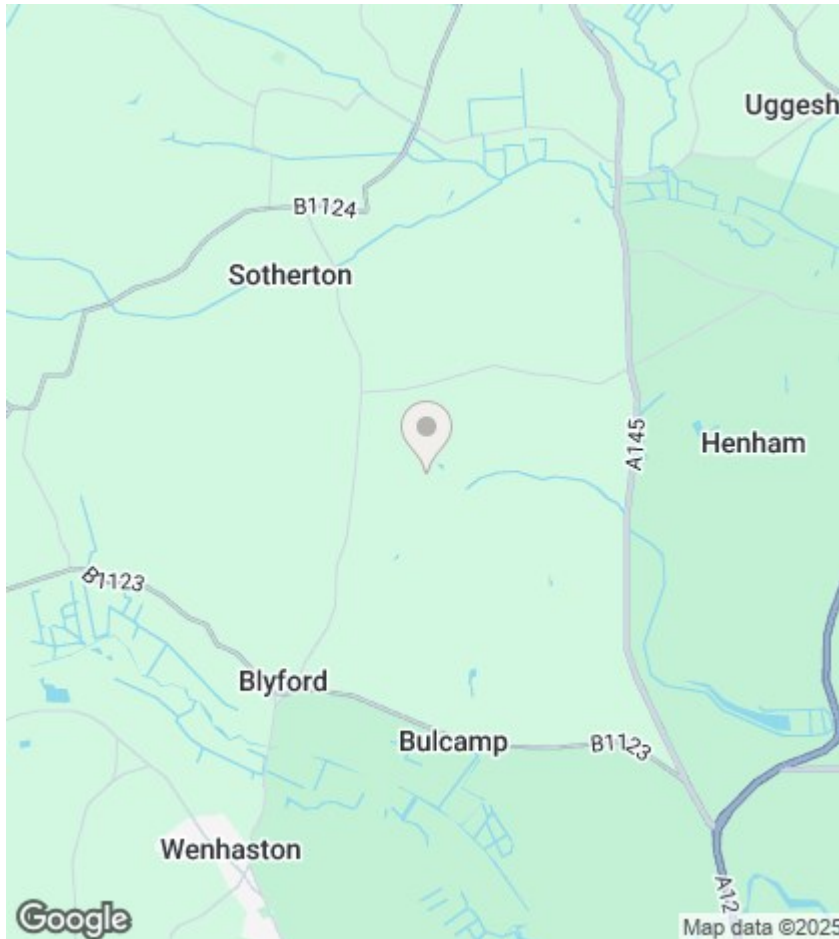


Henham,

Rent: £1,395 PCM,

Council Tax: Band Exempt

- Beautiful barn conversion
- Open plan living room/kitchen
- Balcony to master bedroom
- Allocated parking
- Holding deposit: £321.92
- Stunning views
- Three bedrooms
- Garden
- EPC: B
- Pet considered



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          | <b>84</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>                             |                                                                                                             |           |
| 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 a beautiful, unique three bedroom home forming part of a large barn conversion located in the heart of the Suffolk countryside with breath-taking field views.

#### ACCOMMODATION

Through the front door you are greeted into a welcoming entrance hall which leads to a fabulous, spacious open plan kitchen and living area. There is also a bedroom located on the ground floor and a useful W/C.

Upstairs, you find the master bedroom with a balcony from which there are stunning views of the countryside beyond. The master bedroom benefits from an ensuite with walk-in shower. There is also a further bedroom, set up as a twin, and a family bathroom.

Outside there is a low maintenance garden area with covered patio. As you approach the property, there is a shared parking area with allocated parking for each property.

The property is heated via LPG heating. It has an EPC rating B.

#### LOCATION

Henham is a rural yet highly accessible location with the renowned seaside town of Southwold & the Suffolk Heritage Coast within seven miles. The popular market towns of Halesworth and Beccles, both are five and eight miles distant respectively, offer railway stations, excellent shopping facilities and Beccles is the southern most part of the navigable Broads. The historic cathedral City of Norwich with its outstanding shopping facilities, centre for the arts and airport is 26 miles to the north.

#### AVAILABILITY

The property is available from the 3rd December 2024 for an initial twelve month term.

Council Tax: Band TBC

Deposit required: £1,609.61

The property is offered fully furnished.

Pet considered. Sorry, no smokers.

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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