

# Flick & Son

Coast and Country



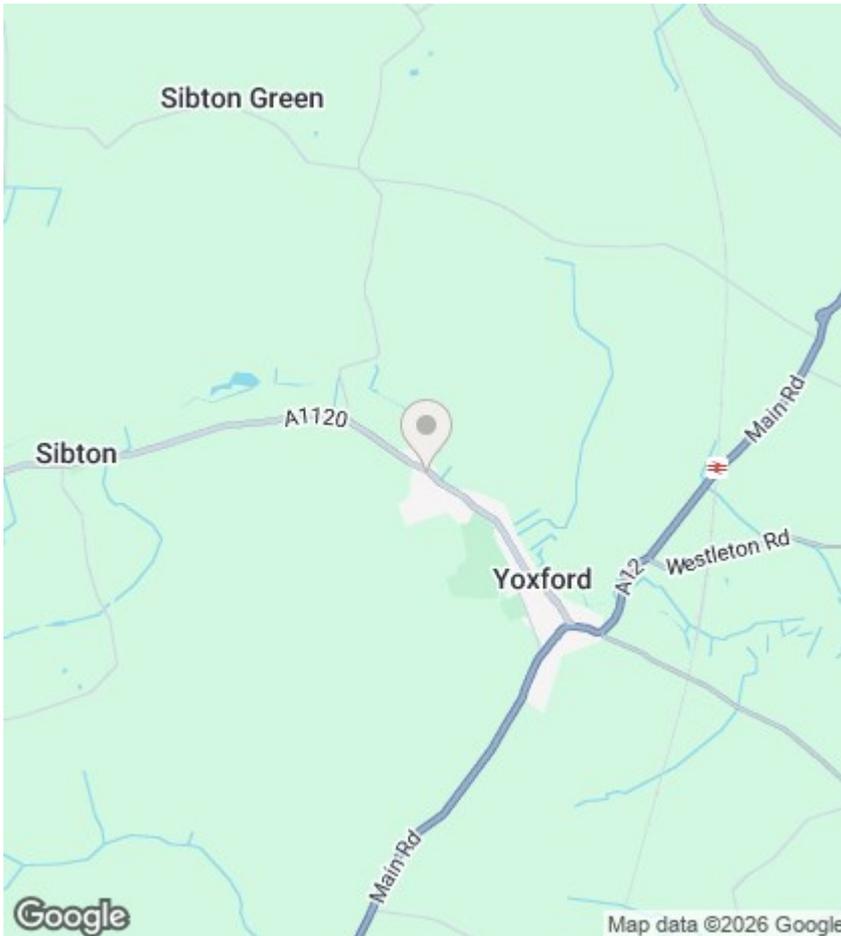
Yoxford ,

Rent: £975 PCM,

Council Tax: Band A

- Semi-detached cottage
- Kitchen/diner
- Large garden
- EPC: D
- Pet considered

- Spacious sitting room
- Two bedrooms
- Off-street parking
- Holding deposit: £225.00



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>		
(55-68) <b>D</b>	<b>62</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 deceptively spacious two bedroom cottage located on the outskirts of the popular village of Yoxford.

#### ACCOMMODATION

The downstairs of this fantastic cottage comprises a generous sitting room which leads through to the spacious kitchen/diner overlooking the garden. From here you find the rear porch and bathroom with shower over bath.

Upstairs there is a fabulous master bedroom to the far side of the landing and a second good-size bedroom.

Outside there is a large garden and ample off-street parking.

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

#### LOCATION

Often referred to as "The Garden of Suffolk" the pretty village of Yoxford 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 halt at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.

#### AVAILABILITY

This property is available from the 6th March 2026 for an initial twelve month term.

Council Tax: Band A

Deposit: £1,125.00

Pet considered. Sorry, no smokers.

#### VIEWINGS

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