

Flick & Son

Coast and Country



Wangford,

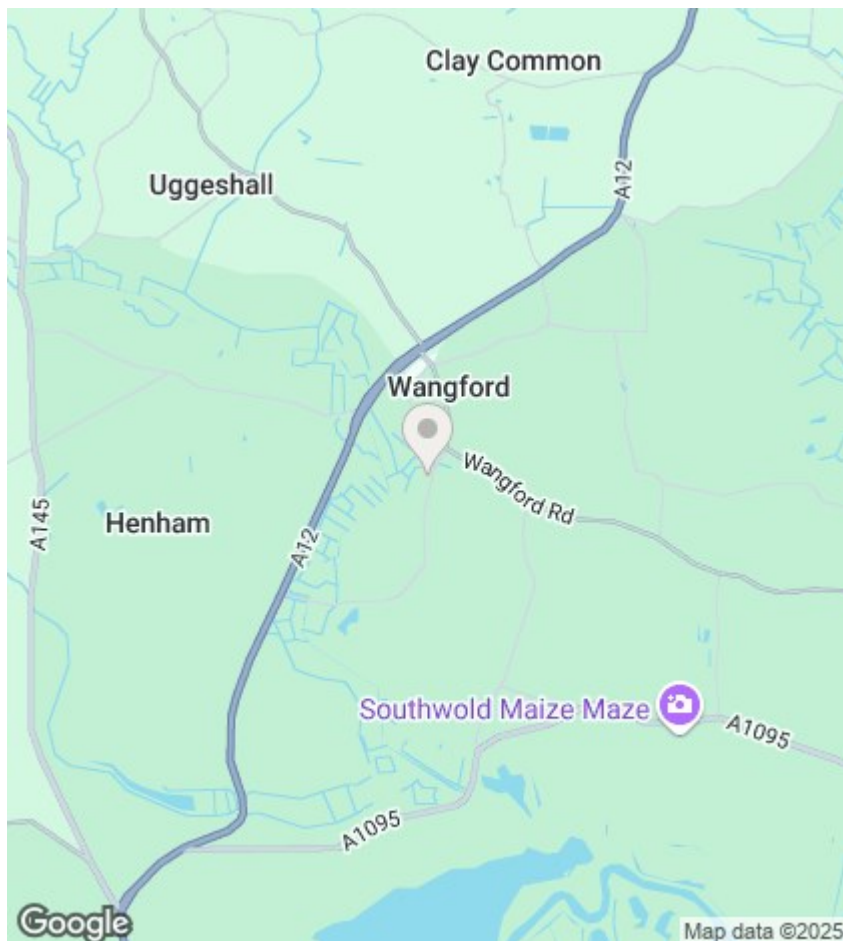
Rent: £1,350 PCM,

Council Tax: Band B

- Semi-detached house
- Kitchen/diner
- Gorgeous garden
- EPC: C
- Pet considered (increase rent=£1,400pcm)
- Outskirts of village
- Four bedrooms
- Ample off street parking
- Holding deposit: £311.53

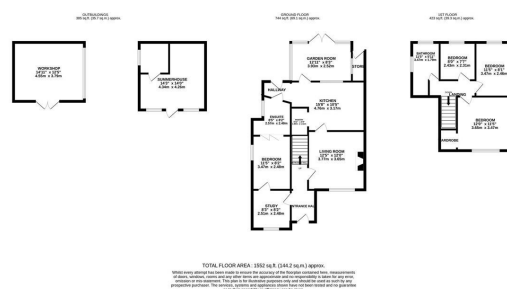
High Street, Saxmundham, Suffolk, IP17 1AB
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(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 beautifully presented four bedroom semi-detached home located on the outskirts of the sought-after village of Wangford.

ACCOMMODATION

Through the front door you are greeted into the entrance hall from which you find a welcoming lounge with a cosy wood burner leading to a bright kitchen/breakfast room ideal for family life and entertaining. Accessed via the kitchen/diner you find the charming garden room. Completing the downstairs space there is the first of two potential master bedrooms with ensuite shower room along with a useful study.

Upstairs three additional bedrooms are accessed via a central landing: a generous principal bedroom, a bright and airy second double bedroom and a third bedroom perfect for a child, nursery, or study—all conveniently served by the family bathroom.

Outside to the rear you find a generous garden with ample outdoor storage and a workshop. To the front there is a private driveway offering ample off street parking.

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

LOCATION

Wangford is a charming, peaceful village nestled in the heart of Suffolk, offering a perfect blend of rural tranquillity and convenience. Surrounded by picturesque countryside, the village is just a short drive from the beautiful Suffolk Heritage Coast, with its stunning beaches, nature reserves, and scenic walks. Local amenities, including shops, a pub, and schools, are easily accessible, making it an ideal location for those seeking a quieter lifestyle with everything they need close at hand. The nearby town of Southwold, with its renowned seafront, independent shops, and vibrant cultural scene, is just a short drive away, while larger towns like Beccles provide further shopping and transport links.

AVAILABILITY

The property is available from the 1st August 2025 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,557.69

Pet considered at higher rent of £1,400pcm (deposit = £1,615.38)

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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