

Flick & Son

Coast and Country



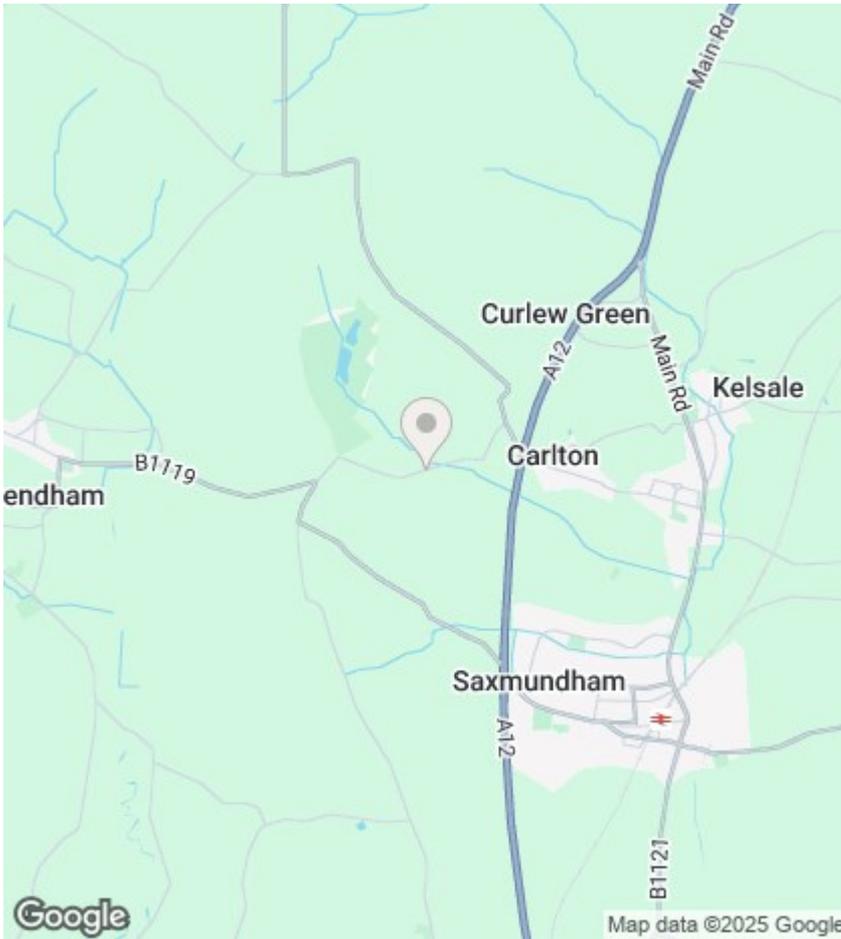
Carlton,

Rent: £1,350 PCM,

Council Tax: Band Exempt

- Stunning barn conversion
- Characterful living room
- Parking
- EPC: B
- Pet considered

- Country-style kitchen/diner
- Peaceful master bedroom
- All bills included (apart from oil)
- Holding deposit: £311.53



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(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 one bedroom home forming part of a barn conversion, situated in a peaceful setting just a short distance from Leiston & Saxmundham.

ACCOMMODATION

The main door to to the property provides access into a spacious country-style kitchen/diner which is fully equipped.

From the kitchen you walk through into a cosy, yet light and airy living space which is full of character which original beams.

The accommodation is completed by a stunning, tranquil master bedroom and modern shower room.

Outside there is a patio area ideal for alfresco dining along with a good size garden incorporating a pond. There is also ample off street parking.

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

LOCATION

The ever popular village of Carlton lies just north of the market town of Saxmundham.

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including a library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, with onward connection to London Liverpool St.

Saxmundham lies conveniently places about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.

AVAILABILITY

The property is available from the 11th October 2025 for an initial twelve month term.

Deposit required: £1,557.69

The property is offered fully furnished & equipped. All bills are included in the rent (excluding oil which is sub-metered)

Pet considered. Sorry, no smokers.

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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