

Flick & Son

Coast and Country



Knodishall, Suffolk

Rent: £850 PCM,

Council Tax: Band B

- Semi detached home
- Sitting room with open fire
- Front & rear garden
- EPC D
- Sorry no pets or smokers

- Modern kitchen
- Two bedrooms
- Driveway
- Holding deposit : £196.15



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 modern two bedroom semi-detached house situated in the popular village of Knodishall, just a few minutes drive from the beach.

ACCOMODATION

The property downstairs comprises of a front entrance porch leading to a spacious eat-in kitchen. Through the kitchen you find a large living room with doors to the garden. Upstairs there is a generous master bedroom, single bedroom and a family bathroom.

At the rear of the property there is a good size garden complete with patio area. To the front of the property there is a driveway providing off road parking.

The property is heated by gas fired central heating. It has an EPC Rating D

LOCATION

The popular village of Knodishall, which still retains its village store and post office as well as a public house and motor repair garage, lies about one mile south of the busy town of Leiston with its traditional high street shops, supermarket, doctors and dentists surgeries, leisure centre and swimming pool complex as well as the oldest cinema in Suffolk. The town has primary, secondary school and sixth form schooling facilities and is home to the renowned Long Shop Museum. The Suffolk Heritage Coastline lies within a very short drive at nearby Thorpeness with its popular 'Meare' boating lake and a long shingle beach fronting the North Sea whilst the unspoilt town of Aldeburgh is only about four miles distant. The area is very popular with holiday makers, the National Trust nature reserves, RSPB Minsmere bird sanctuary and the Sanderlings Heath drawing visitors from across the country. The market town of Saxmundham, with its good shopping facilities lies about four miles to the west and offers good access to the A12 Ipswich to Great Yarmouth road and also has a railway station giving hourly services to London Liverpool Street via Ipswich.

AVAILABILITY

The property is available from the 18th May 2024 for an initial 12 month tenancy.

Council Tax Band: B

Deposit required: £980.76

Sorry no smokers or pets.

VIEWINGS

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

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