

# Flick & Son

Coast and Country



Southwold,

Rent: £1,295 PCM,

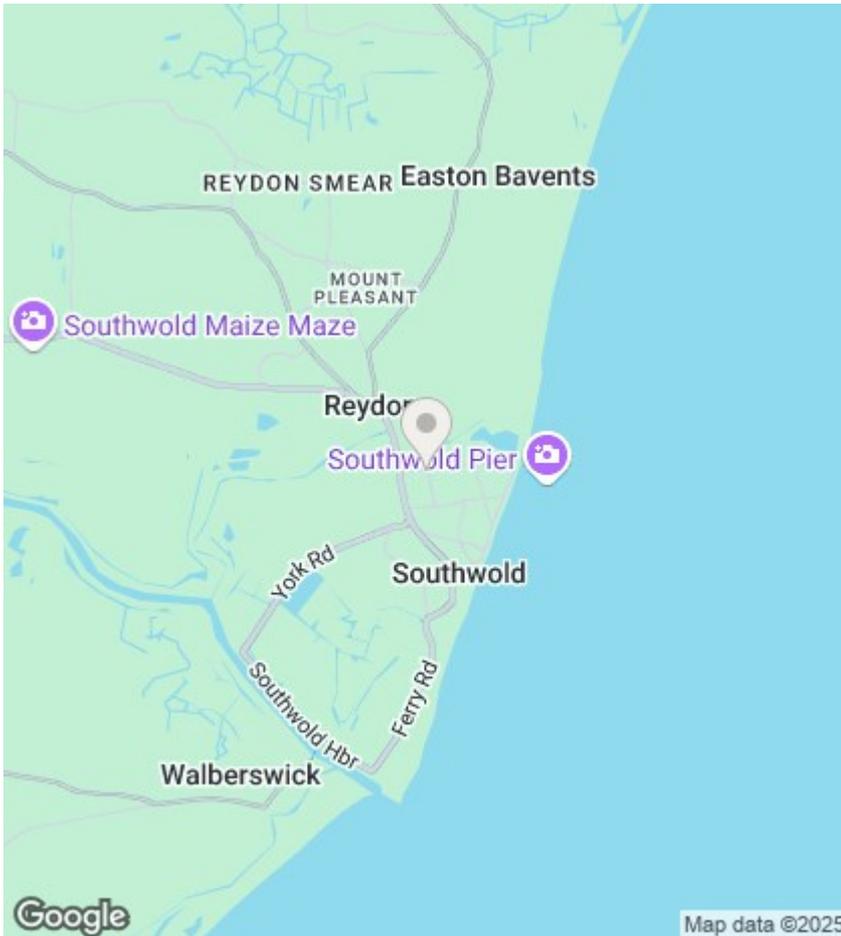
Council Tax: Band C

- Prime location
- Kitchen/diner
- Two further bedrooms
- EPC: C
- Pets considered

- Spacious living room
- Master bedroom with ensuite
- Walking distance to the beach
- Holding deposit: £298.84

High Street, Saxmundham, Suffolk, IP17 1AB  
01728 633773

lettings@flickandson.co.uk  
www.flickandson.co.uk



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</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 fabulous three bedroom semi-detached home just a short walk from the beach in the sought-after town of Southwold.

#### ACCOMMODATION

As you enter through the front door you are welcomed into a spacious entrance hall. To the left hand side you find the beautiful living room benefitting from two bay windows, one of which has a window seat. To the end of the entrance hall there is a large kitchen/diner complete with useful utility cupboard housing the washing machine and tumble dryer. Finally there is a small rear porchway providing access to the garden.

Upstairs there is a fantastic master bedroom benefitting from an ensuite shower room, two further bedrooms and the family bathroom.

Outside to the rear there is a garden with patio area.

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

#### LOCATION

Occupying a prominent position on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops and is set around numerous greens and bordered by a large common. Southwold has a sandy beach with pier and the promenade is lined with colourful beach huts. At the south of the town lies the River Blyth and Southwold harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.

#### AVAILABILITY

The property is available from the 18th June 2025 for an initial twelve month term.

Council Tax: Band C

Deposit required: £1,494.23

Pets considered. Sorry, no smokers.

#### VIEWINGS

High Street, Saxmundham, Suffolk, IP17 1AB

01728 633773

lettings@flickandson.co.uk

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

www.flickandson.co.uk