



## Southwold, Suffolk

£995 PCM

- Detached bungalow
- Kitchen with utility area
- Holding deposit: £229.61
- Recently redecorated
- Three bedrooms
- Sorry no smokers
- Spacious dual-aspect living room
- Garage & off-street parking

# Keens Lane, Southwold

A fantastic three bedroom detached bungalow situated in a private cul-de-sac just a short distance from the popular coastal town of Southwold.

Electric room heaters. EPC E.



Council Tax Band: D



## DESCRIPTION

Flick & Son are pleased to offer for rent this fantastic three bedroom detached bungalow situated in a private cul-de-sac, just a short distance from the popular coastal town of Southwold.

## ACCOMMODATION

Step through the front door into a welcoming entrance hall. To your right, a bright and generously proportioned dual-aspect living room offers plenty of natural light—an ideal space for relaxing.

Straight ahead from the entrance hall, there is a lovely breakfast room leading to the kitchen with a useful utility area with direct access to both the garage and the rear garden along with a W/C.

To the left of the entrance hall, you'll find three well-proportioned bedrooms along with a family bathroom, complete with a shower over the bath.

Outside the property continues to impress with a good-sized rear garden, ideal for outdoor dining or enjoying the warmer months. To the front, there is the added benefit of off-street parking and a garage.

The property is heated via electric storage heaters. It has an EPC rating E.

## LOCATION

Reydon has two village shops, the excellent Randolph Hotel, primary school, bowls green, healthy living centre and doctors surgery. The historic coastal town of Southwold is well known for its sandy beach, pier, promenade with colourful beach huts, working harbour, greens and the wide open spaces of the common. The surrounding countryside is a designated Area of Outstanding Natural Beauty forming part of the Suffolk Heritage Coast.

## AVAILABILITY

The property is available from the 23rd May 2026.

Council Tax: Band D

Deposit required: £1,148.07

Sorry, no smokers.

## VIEWINGS

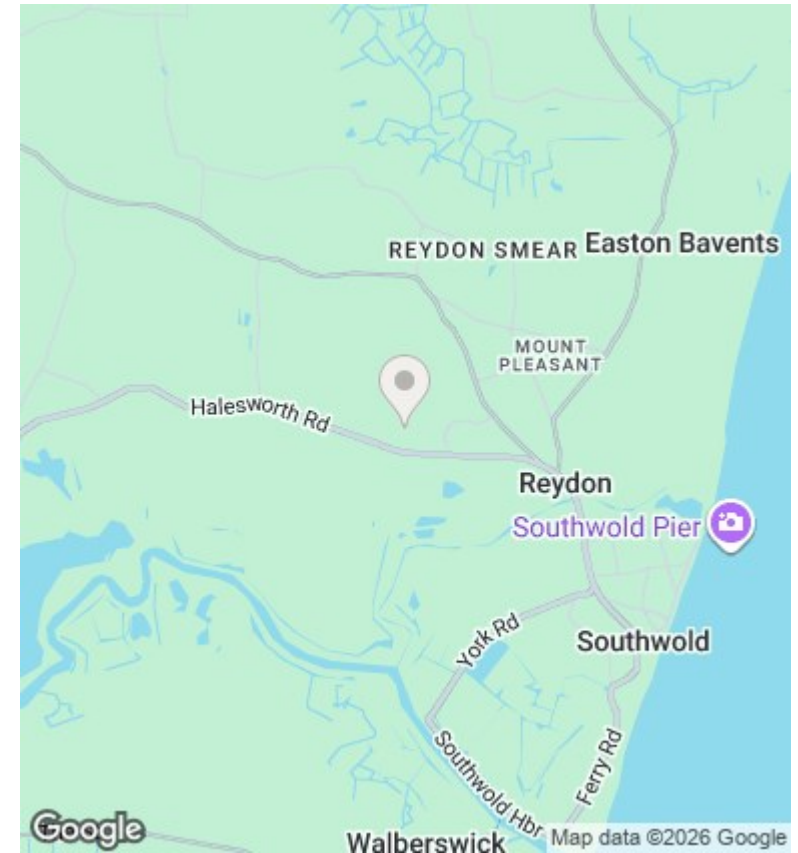
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

## Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">84</span>  <span style="font-size: 1.5em;">53</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

## Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.