



## Yoxford, Suffolk

£1,750 PCM

- Stunning detached property
- Kitchen/diner
- EPC: D
- Spacious living room
- Master bedroom with ensuite
- Holding deposit: £403.84
- Two further reception rooms
- Pretty walled garden
- Pets considered

# High Street, Yoxford

A stunning four bedroom detached property with a beautiful walled garden located in the heart of Yoxford.  
GFCH. EPC D.



Council Tax Band: E



## DESCRIPTION

Flick & Son are pleased to offer to rent this stunning four bedroom detached property with a beautiful walled garden located in the heart of Yoxford.

## ACCOMMODATION

Through the front door of this impressive property you are greeted with a large entrance hall leading through to a dual aspect sitting room. To the other side of the entrance hall you find the large kitchen dining room and an exquisite double height dining room with skylights letting in an abundance of natural light. The downstairs is completed by a useful utility room, downstairs W/C and an additional smaller reception room.

Upstairs there is a spacious dual aspect master bedroom with ensuite shower room, three further bedrooms and the family bathroom.

Outside to the front there is a pretty walled garden with lots of different plants and flowers, as well as a patio garden to the rear of the property. There are also outbuildings including summerhouse with electricity which could be used as home office. The property benefits from ample off street parking and a garage.

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

## LOCATION

Yoxford, often referred to as "The Garden of Suffolk" lies just off the A12 Great Yarmouth to London Road and was in the 19th Century a coaching post on the London turnpike. Today Yoxford is a much sought after and well served typically Suffolk village centring

around its fine parish church of St Peters with its grand tower and spire. The village has the old established Horner's grocer, public houses, restaurants, antique shops, doctors surgery and school and is well served by public transport. The nearby railway station at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.

## AVAILABILITY

The property is available from the 17th May 2023 for a minimum term of 12 months.

Council Tax: Band E

Deposit required: £2,019.23

Pets considered. Sorry, no smokers.

## VIEWINGS

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



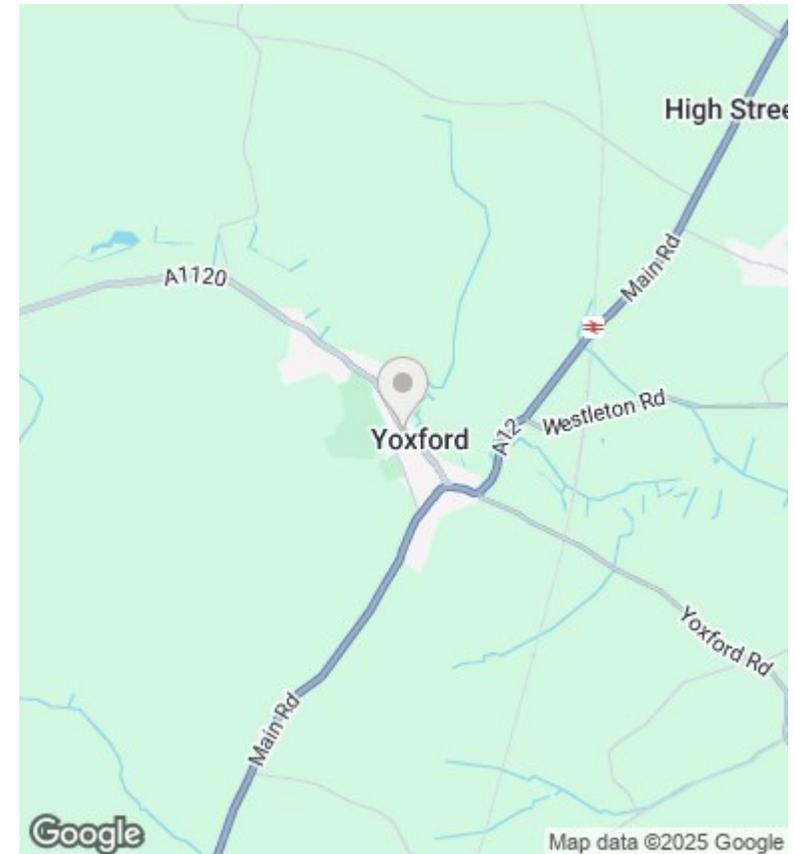


### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	

### 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)