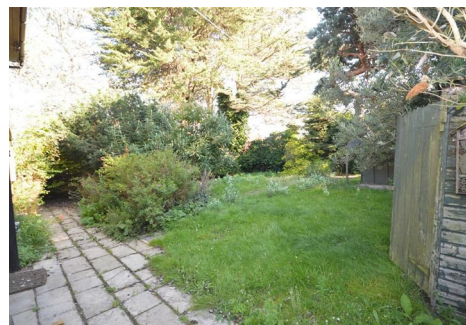


# Flick & Son

*Coast and Country*

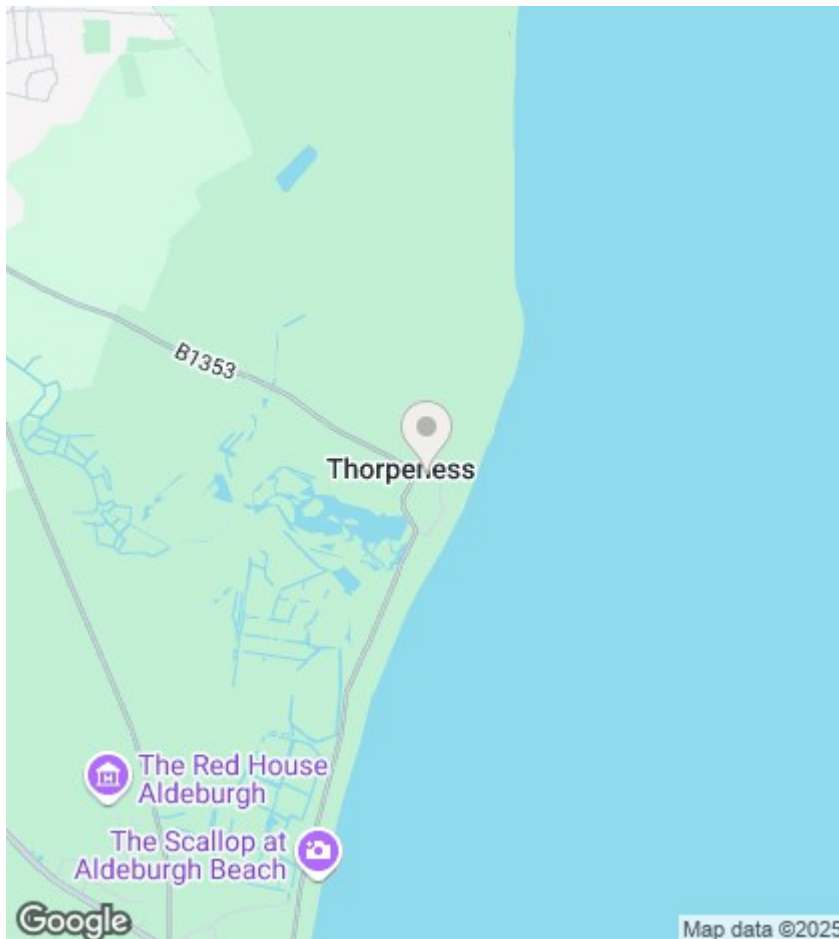


Thorpeness, Suffolk

Rent: £1,500 PCM,

Council Tax: Band E

- Period property
- Two reception rooms
- Private garden
- EPC: D
- Pets considered
- Detached
- Three bedrooms
- Minutes from beach
- Holding deposit: £346.15



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>55</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 beautiful, period detached three bedroom home located in the pretty coastal village of Thorpeness.

## ACCOMMODATION

The downstairs of this spacious property comprises a welcoming entrance hall leading to two reception rooms both of which are dual aspect. At the back of the property you find the kitchen with doors to the garden. There is also the added benefit of a downstairs W/C.

Upstairs there are two large dual aspect double bedrooms, a smaller third bedroom, family bathroom with bath with shower over and a separate W/C.

Outside there is a private, enclosed rear garden.

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

## LOCATION

Thorpeness is a popular seaside resort village with a long shingle beach, the Meare, a manmade boating lake over approximately 60 acres, Thorpeness Golf Club and Thorpeness Country Club.

Thorpeness is close to the seaside town of Aldeburgh, which benefits from a lively High Street full of both independent and national shops and eateries, supported by an active and engaged local community as well as a thriving tourist trade. The nearby towns of Leiston and Saxmundham prove handy shopping facilities and High Streets, Saxmundham benefits from a railway station on the branch line to Ipswich where a change can be made to the Inter-City line to London Liverpool Street.

## AVAILABILITY

The property is available from the 16th August 2025 for an initial twelve month term.

Council Tax: Band E

Deposit required: £1,730.76

Pets considered. Sorry, no smokers.

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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www.flickandson.co.uk