

Flick & Son

Coast and Country

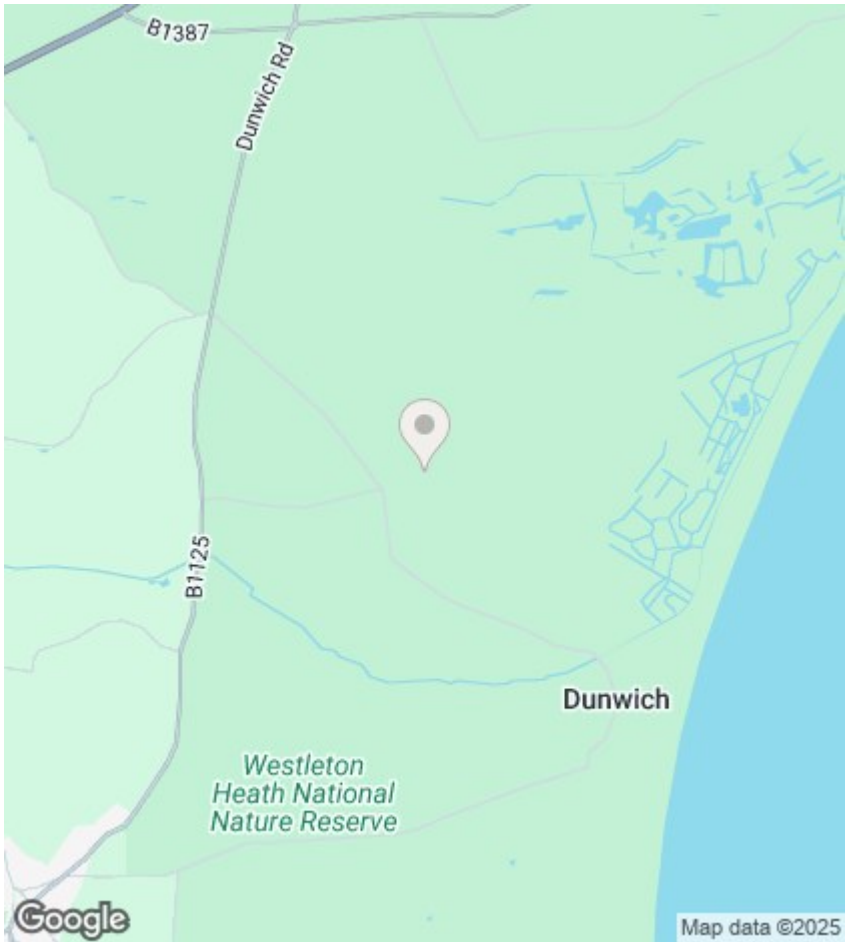


Dunwich,

Rent: £1,500 PCM,

Council Tax: Band E

- Detached
- Gorgeous kitchen/diner
- Beautiful garden
- EPC: TBC
- Pet considered
- Surrounded by woodland
- Three bedrooms
- Driveway
- Holding deposit: £346.15



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 absolutely beautiful three bedroom detached property situated in a truly unique location in the heart of Dunwich Forest.

ACCOMMODATION

Through the front door you are welcomed into a tiled entrance hall providing access to the useful utility room and downstairs toilet/shower room. The entrance hall also leads to the beautiful recently renovated kitchen/dining space with french doors to the garden. To the left hand side of the kitchen you find the cosy dual aspect sitting room.

To the far side of the kitchen/diner you walk through into another entrance hall/reception area (with door to the garden) which leads to the third bedroom

Upstairs to the front of the property you find the master bedroom and to the rear there is another spacious bedroom set up as a twin. The accommodation is completed with the family bathroom.

Outside there is the most incredible garden surrounding the property totalling about three quarters of an acre benefitting from a studio and a shepherds hut. At the bottom of the garden there is a gate which takes you straight into the stunning Dunwich Forest. To the front of the property there is off street parking.

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

LOCATION

The property is situated in the highly-desirable location of St. Helena in the middle of Dunwich Forest, close to both the villages of Dunwich & Westleton.

The seaside village of Dunwich, Area of Outstanding Natural Beauty on Suffolk's delightful Heritage Coastline. The house is situated in St James Street close to The Ship pub and to Dunwich beach. The internationally renowned RSPB Minsmere, Dunwich Heath and Dingle Marsh Nature Reserves which epitomise the quietness and serenity of the landscape along this picturesque stretch of Suffolk's unspoilt coastline are all on the 'doorstep' of this charming village, once a port of similar size to 14th century London, sending two members to parliament until the 1832 Reform Act.

Westleton lies about six miles northeast of the market town of Saxmundham and only just over two miles east of the A12. Set around a traditional village green with restaurants, public houses, motor vehicle garage and a thriving village store and post office.

AVAILABILITY

The property is available from the 1st May 2025 for a twelve month term.

Council Tax: Band E
Deposit required: £1,730.76

Pet considered. Sorry no smokers.

The property is offered fully furnished.
High Street, Saxmundham, Suffolk, IP17 1AB
Please call 01328 635773 or Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

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