Flick & Son
Coast and Country







Peasenhall,

£1,175 PCM

- Character cottage
- Two bedrooms
- EPC: D
- Spacious kitchen/diner
- Generous garden
- Holding deposit: £271.15
- Living room with fireplace
- Off street parking
- Sorry no smokers

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

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

Pouy Street, Peasenhall

A gorgeous two bedroom character cottage located within the ever-popular village of Peasenhall.
GFCH. EPC D.

2 1 1 C

Council Tax Band: B





DESCRIPTION
Flick & Son are pleased to offer for rent this gorgeous two bedroom character cottage located within the ever-popular village of Peasenhall.

ACCOMMODATION
Through the front door you are greeted into a spacious, welcoming central entrance hall. From here to the left hand side there is beautiful kitchen/diner with views over the garden. On the other side of the entrance hall there is a good size living room with feature fireplace. The downstairs accommodation is completed with a stylish modern bathroom with walk-in shower.

On the first floor you find a central landing leading to a characterful master bedroom and a second bedroom.

Outside to the rear there is a generous garden which leads to off-street parking.

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

LOCATION
Peasenhall is a charming Suffolk village known for its friendly community, pretty period homes, and peaceful rural setting. It offers excellent local amenities, including a well-loved bakery, deli, and village shop, with Saxmundham and the Heritage Coast easily accessible. Surrounded by scenic countryside, it's an ideal location for those seeking a relaxed village lifestyle.

AVAILABILITY
The property is available from 8th September 2026

Council Tax: Band B

Deposit required: £1,355.76

Sorry no smokers

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

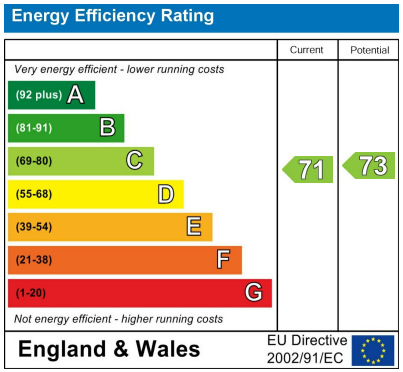


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at 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.

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