

# Flick & Son

Coast and Country



Leiston,

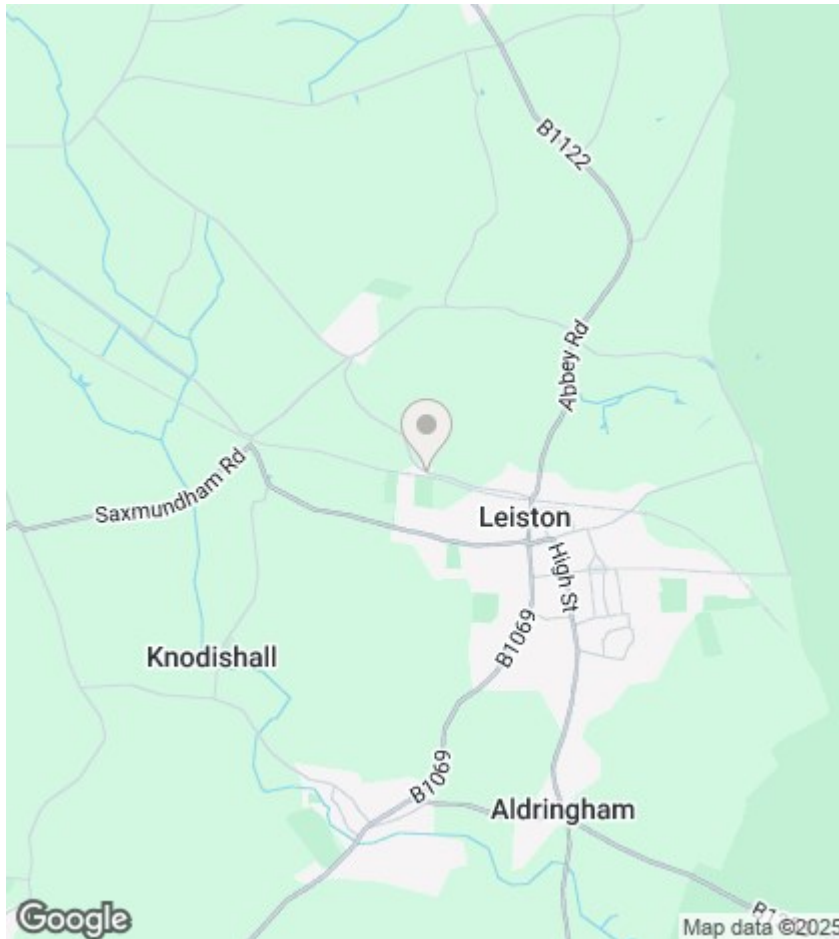
Rent: £925 PCM,


Council Tax: Band B

- Semi-detached cottage
- Open plan living/kitchen
- Large gardens
- EPC; E
- Pet considered

- Full of character
- Two bedrooms
- Semi-rural location
- Holding deposit: £213.46





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</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 gorgeous, characterful two bedroom cottage in a semi-rural setting on the outskirts of the popular town of Leiston.

#### ACCOMMODATION

The downstairs of this lovely home comprises a spacious open plan living/kitchen area with stunning original beams partially dividing the living and kitchen areas. There is also the benefit of a woodburning stove.

Upstairs you find two generous bedrooms, both with original features along with the modern shower room.

Outside to the front and side of the property there are beautiful gardens. There is also a useful yard area with summerhouse to the rear along with off street parking.

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

#### LOCATION

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.

#### AVAILABILITY

The property is available from 5th April 2025 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,067.30

Pet considered. Sorry, no smokers.

#### VIEWINGS

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

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