

# Flick & Son

Coast and Country



## Heveningham , Suffolk

Rent: £1,200 PCM, Council Tax: Band C

- Rural location
- Two reception rooms
- Upstairs bathroom
- EPC D
- Pets considered
- Fitted kitchen
- Three bedrooms
- Garage & parking
- Holding deposit: £276.92



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100+</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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 to rent this rural three bedroom detached property with garage located within pretty Heveningham.

#### ACCOMMODATION

Through the front door you are greeted with a porch area and entrance hall off of which you find the light and airy living room and modern kitchen leading through to a separate dining room.

Upstairs there are three bedrooms and the family bathroom.

Outside, there is a large garden which wraps round the property. There is also a driveway and detached garage.

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

#### LOCATION

Located about five miles south of the popular market town of Halesworth, Heveningham adjoins the village of Huntingfield which is centred around the green and the Huntingfield Arms pub

Halesworth has a wide variety of shops which cater for virtually every day needs including a library, doctors surgery and cottage hospital which make it very self-contained. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

#### AVAILABILITY

This property is available from the 20th December 2025 for a minimum term of twelve months.

Council Tax: Band C

Deposit required: £1,384.61

Pets considered. Sorry, no smokers.

#### VIEWINGS

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