

# Flick & Son

Coast and Country



Snape,

Rent: £900 PCM,

Council Tax: Band B

- First floor apartment
- Modern kitchen
- Three/four bedrooms
- EPC: E
- Sorry no pets or smokers

- Spacious living/dining room
- Balcony to master bedroom
- Communal parking
- Holding deposit: £207.69



### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(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 spacious three/four bedroom apartment located on the outskirts of the popular village of Snape.

#### ACCOMMODATION

Through the front door you are greeted into a entrance hallway.

To the far end of the property you find the vast living/dining space leading to the modern kitchen.

Back in the entrance hall to the left hand side you find the fantastic master bedroom with doors onto a balcony. There are two further bedrooms along with an additional fourth bedroom/study. The accommodation is completed by a modern bathroom and separate W/C.

Outside there is a communal parking area providing ample parking for residents.

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

#### LOCATION

Snape has three family-friendly bistro pubs and the internationally famous Snape Maltings Concert Hall, with surrounding shops and café. Snape is equidistant between the Mediaeval fishing village of Orford and the popular resort town of Aldeburgh, both within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and all connected by the Rivers Alde and Ore. The nearby market town of Saxmundham benefits from a branch line railway station that connects to London Liverpool St via Ipswich and two supermarkets and only a few miles away Friday Street Farm Shop, with café, butchers and fishmongers, sells local produce and groceries.

#### AVAILABILITY

The property is available from the 25th October 2025 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,038.46

Sorry no pets or smokers

**VIEWINGS**  
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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