



Thorpeness,

£1,850 PCM

- Modern home
- Ample reception space
- EPC: B
- Fully furnished
- Fabulous kitchen
- Holding deposit: £426.92
- Three bedrooms
- Parking & EV charger
- Pet considered

Oaks Court, Thorpeness

A truly stunning three bedroom modern home located in the popular coastal village of Thorpeness.
GFCH. EPC B.



Council Tax Band: F



DESCRIPTION

Flick & Son are pleased to offer for rent this truly stunning three bedroom modern home located in the popular coastal village of Thorpeness.

ACCOMMODATION

Entering the property, a welcoming hallway sets the tone for the home providing access to the main living areas and a convenient guest WC.

The home offers a bright and spacious living and dining area along with a well-appointed kitchen which is thoughtfully positioned and provides a practical yet stylish space for cooking and dining. The downstairs accommodation is completed with a fabulous second reception area.

Upstairs, the property continues to impress with a master bedroom benefitting from an ensuite shower room, two further bedrooms and a main family bathroom.

Outside to the rear there is a low-maintenance garden with patio, ideal for alfresco dining! To the front of the property there is a private driveway and an electric car charging point.

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

LOCATION

Thorpeness is a popular seaside resort village with a long shingle beach, the Meare, a manmade boating lake over approximately 60 acres, Thorpeness Golf Club and Thorpeness Country Club.

Thorpeness is close to the seaside town of Aldeburgh, which benefits from a lively High Street full of both independent and national shops

and eateries, supported by an active and engaged local community as well as a thriving tourist trade. The nearby towns of Leiston and Saxmundham prove handy shopping facilities and High Streets, Saxmundham benefits from a railway station on the branch line to Ipswich where a change can be made to the Inter-City line to London Liverpool Street.

AVAILABILITY

The property is available from the 31st March 2026.

Council Tax: Band F

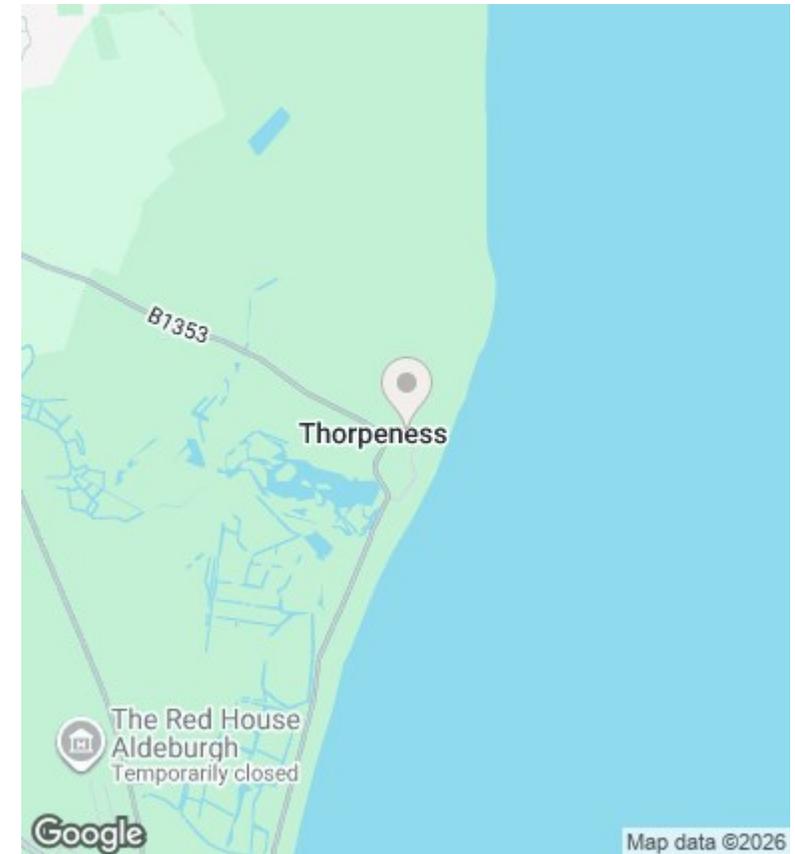
Deposit required: £2,134.61

Pet considered. Sorry no smokers.

The property is offered fully furnished.

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 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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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 633777 to make an appointment.