



## Reydon, Suffolk

Guide Price £400,000

- Large sitting/dining room
- Garden
- Double glazing
- Rental guide price: £1,150 pcm
- Wood burner
- Garage
- Walking distance to Southwold
- Kitchen/breakfast room
- Gas central heating
- EPC - D

# Covert Road, Reydon

A spacious individual detached bungalow situated in an elevated position in this popular coastal village one mile from Southwold.



Council Tax Band: D





## DESCRIPTION

A spacious individual detached bungalow having been extended by the current owners to create this appealing and well presented home standing in an elevated position over looking Covert road in this most popular of Suffolk coastal villages within walking distance of Southwold and the beach. The accommodation with gas central heating and double glazing features entrance hall, large L- shaped sitting and dining room with recessed fireplace housing wood burning stove and two sets of French doors opening to the rear patio. A well proportioned kitchen/breakfast room overlooks the front garden and has a side access door. The three double bedrooms are well proportioned and served by separate bath and shower rooms. Outside; sloping gardens and steps rise to paved pathways leading to the front and side entrance doors. To the rear a wrap around paved patio to side and rear. Provides ample seating and alfresco dining areas screened by hedgerow and fencing. Further steps lead past the garage Lawn garden and mature shrubs. Accessed from Elliot Avenue a driveway provides off road parking and detached garage.

## LOCATION

Situated in the centre of the village of Reydon just one mile from the renowned coastal town of Southwold which occupies a prominent position on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Set around numerous greens the town offers an excellent range of shops, golf and sailing clubs and unique small cinema. Reydon has two general stores, an excellent hotel/public house and well established bowls club. The surrounding area is renowned for its beautiful countryside and coastline.

## ACCOMMODATION

### ENTRANCE HALL

Cloaks cupboard. Utility cupboard with plumbing for washing machine and gas fired central heating boiler. Loft access.

### SITTING/DINING ROOM

Windows overlooking the front. two sets of French doors opening to the patio to rear. Recessed fireplace with wood burning stove.

### KITCHEN/BREAKFAST ROOM

Fitted with range of base and wall cupboards. Work surfaces with single drainer sink unit and mixer tap, tiled surrounds. Concealed fridge and freezer. Side entrance door, windows to front and side.

### BEDROOM

Window to rear.

### BEDROOM

Window to rear.

### BEDROOM

Window to side.

### BATHROOM

White suite comprising jacuzzi style panel bath, mixer tap and handheld shower. Pedestal hand basin and W.C. Opaque window, tiled floor.

### SHOWER ROOM

White suite comprising tiled shower cubicle and W.C, opaque window.

### TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently D. Details can be obtained from the East Suffolk Council.

## VIEWING

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: 20275/RDB.

## 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.





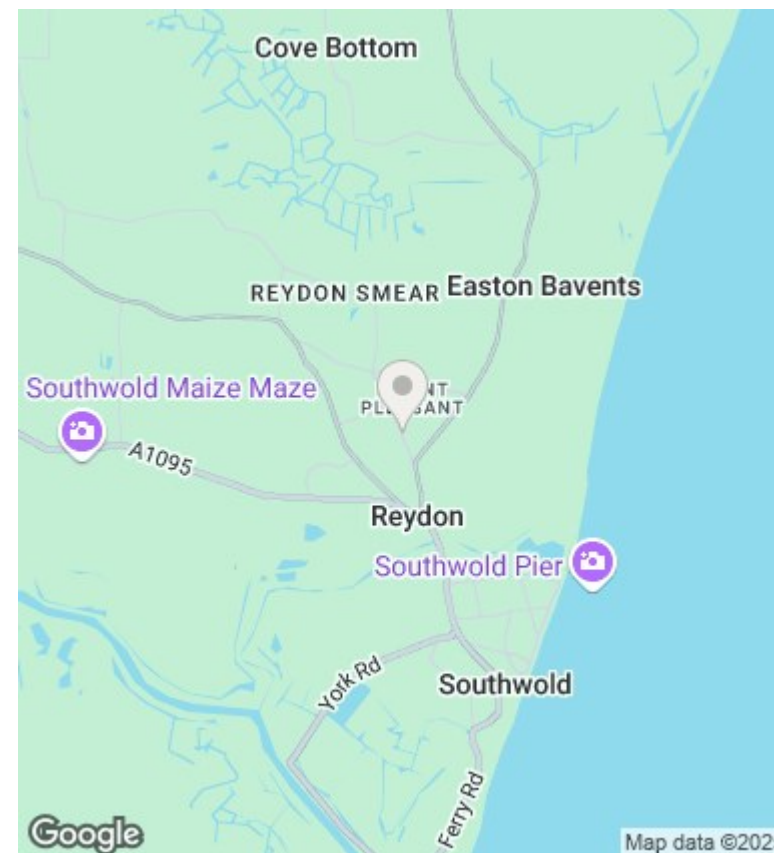




GROUND FLOOR  
108.5 sq.m. approx.



TOTAL FLOOR AREA: 108.5 sq.m. approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 2003



## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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	

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)