



## Reydon, Suffolk

Guide Price £275,000

- No Onward Chain
- Gas Central Heating
- Double Glazing
- Sitting / Dining Room
- Fitted Kitchen
- Two Bedrooms
- Enclosed Garden
- Garage
- EPC - C

# Mount Pleasant, Reydon

Presenting this linked detached two bedroom bungalow in a secluded location in the ever popular coastal village of Reydon. Close to 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 a unique small cinema. Reydon has two general stores, an excellent hotel/public house as well as an established bowls club. The surrounding area is renowned for its beautiful countryside and coastline.



Council Tax Band: D



## DESCRIPTION

Offered for sale with no onward chain is this linked detached bungalow situated in a secluded position towards the edge of this ever popular coastal village. Accessed via a shared driveway, the property has a parking space situated in front of the single garage and entrance is gained via the storm porch. Leading into the entrance hall, the property boasts a spacious kitchen and large double aspect living room complete with a brick fireplace and patio doors, open out to an enclosed shingle courtyard garden. There are two well proportioned bedroom and a shower room. The property is also equipped with double glazing and gas central heating.

## ACCOMMODATION

### ENTRANCE HALL

Built in store cupboards.

### SITTING/DINING ROOM

Double aspect with window and French Doors opening to the garden. Brick fireplace.

### KITCHEN

Fitted with a range of base and wall cupboards. Work surfaces with single drainer sink unit, tiled surrounds. Fitted electric oven, gas hob with cooker hood over. Integrated washing machine and dishwasher. Window over looking the garden.

### BEDROOM

Window to rear elevation. Built in wardrobe.

### BEDROOM

Window to front elevation. Built in wardrobe.

## SHOWER ROOM

White suite comprising shower cubicle, hand basin and W.C

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently D

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWING ARRANGEMENT

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: 20511/RDB.

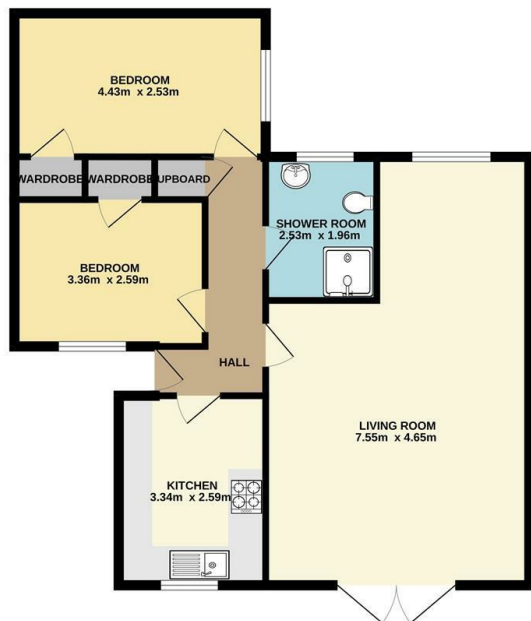
## FIXTURES & FITTINGS

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  
71.4 sq.m. approx.



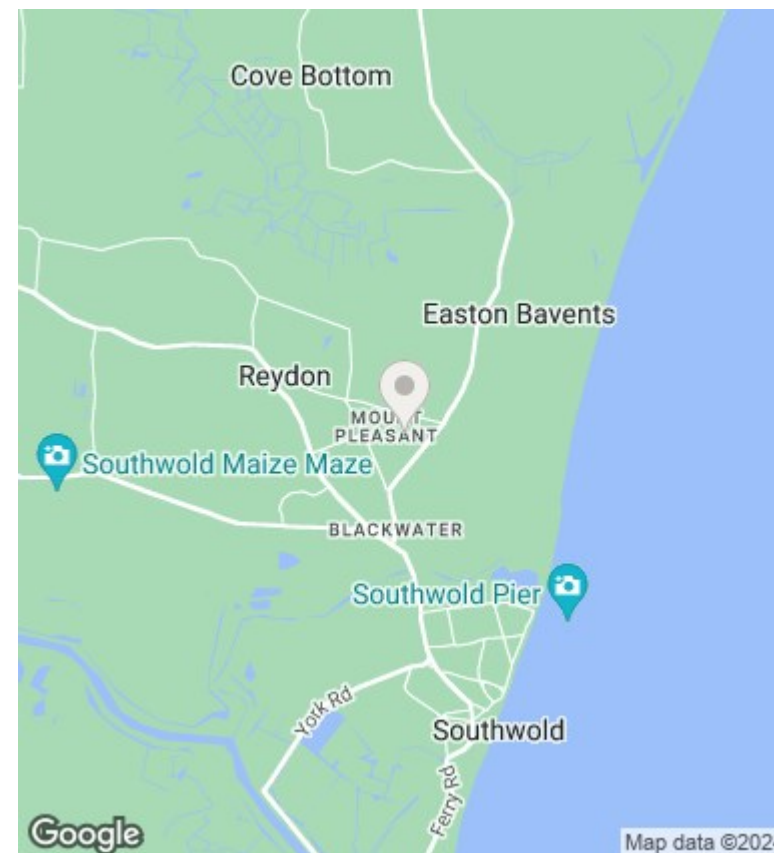
TOTAL FLOOR AREA: 71.4 sq.m. approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, closets and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative 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 is given in this regard.  
Made with Floorplan Click2

### 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>		<b>86</b>
(81-91) <b>B</b>	<b>73</b>	
(69-80) <b>C</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)