

# Flick & Son

Coast and Country



## Friston, Suffolk

Rent: £1,100 PCM,

Council Tax: Band C

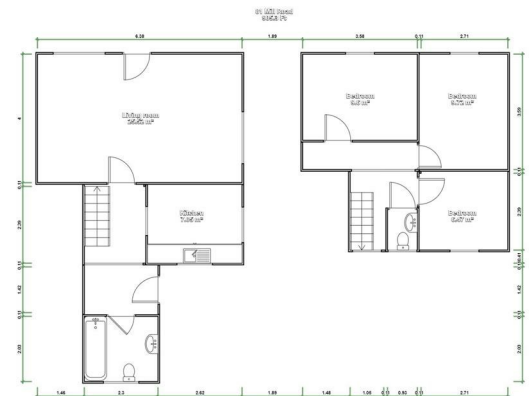
- Pretty cottage
- Cosy sitting room
- Fabulous garden
- EPC; E
- Pets considered

- Village location
- Three bedrooms
- Parking for two cars
- Holding deposit: £253.84



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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 for rent this gorgeous three bedroom end terrace cottage situated in the popular village of Friston, just a short drive from Aldeburgh & Saxmundham.

#### ACCOMMODATION

The downstairs of this wonderful home comprises a useful entrance hall leading to a spacious yet cosy sitting room with wood-burner, good size kitchen and the bathroom with shower over bath.

Upstairs you find the master bedroom, two further bedrooms and there is also an additional W/C.

Outside there is very pretty and generous garden which wraps around the cottage from front to back. There is also allocated parking for two cars.

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

#### LOCATION

Friston is some five miles from Aldeburgh, a focal point on Suffolk's Heritage Coast, with a lively High Street with both boutique and local shopping, excellent restaurants and galleries and an independent cinema. The famous Maltings Concert Hall venue at Snape is only some three miles or so away and is the centrepiece of a year round programme of music and cultural events. Aldeburgh also boasts a world class maritime heathland golf course and first class sailing from a popular yacht club.

#### AVAILABILITY

This property is available from the 3rd August 2024 for an initial twelve month term.

Council Tax : Band C

Deposit required : £1,269.23

Pets considered. Sorry no smokers.

#### VIEWINGS

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