

# Flick & Son

Coast and Country



## Peasenhall,

Rent: £1,200 Per Calendar Month, Council Tax: Band C

- New Home
- Stunning kitchen
- Spacious living room
- Two bedrooms
- Enclosed garden
- Parking
- EPC: C
- Holding deposit: £276.92
- Sorry no pets or smokers



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>78</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	

#### DESCRIPTION

Flick & Son are pleased to offer for rent this beautiful new two bedroom semi detached property located in the popular village of Peasenhall.

#### ACCOMMODATION

The downstairs of this fabulous property comprises an entrance hallway where you find a useful coat/shoe cupboard and the downstairs W/C. There is a spacious dual aspect living room with french doors to the garden. The modern kitchen is located at the rear of the property and also benefits from french doors to the garden.

Upstairs there are two good sized bedrooms and family bathroom with shower over bath.

Outside there is an enclosed garden benefitting from two patio areas. There is also covered allocated parking.

The property is heated via air source heat pump. It has an EPC rating C.

#### LOCATION

A very popular village, Peasenhall sits astride the Yoxford to Stowmarket road and has a variety of shops in its centre, post office and a delicatessen with a Royal seal of approval. The A12 Great Yarmouth to London Road is easily accessible at Yoxford about three miles to the east and the market town of Saxmundham, which lies about five miles south, has a good range of shops including Waitrose and Tesco supermarkets and a railway station which gives both direct and connecting services via Ipswich to London Liverpool Street.

#### AVAILABILITY

The property is available from the 17th August 2024 for an initial twelve month tenancy.

Council Tax Band: C

Deposit required: £1,384.61

Sorry no pets or smokers.

#### VIEWINGS

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