

Flick & Son

Coast and Country



Huntingfield ,

Rent: £1,300 PCM,


Council Tax: Band D

- Detached cottage
- Two reception rooms
- Garden
- EPC: E
- Pets considered

- Large kitchen/diner
- Two/three bedrooms
- Rural village
- Holding deposit: £300.00



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

DESCRIPTION

Flick & Son are pleased to offer for rent this charming two/three bedroom detached cottage located down a quiet lane in the rural village of Huntingfield.

ACCOMMODATION

As you enter this characterful cottage through a central front door you find a cosy sitting room to the left hand side with the first of two staircases to the first floor. To the right hand side there is a lovely dining room where the second staircase is located and the downstairs shower room. At the rear of the property you find the really spacious kitchen/diner and utility/boot room with door to the garden.

Upstairs there are two good size double bedrooms, along with a smaller cot room/office. There is also an additional bathroom with roll top bath.

Outside there is a medium size garden along with off street parking.

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

LOCATION

Huntingfield is an attractive village lying amidst gently rolling hills approximately four and a half miles south west of Halesworth. The village is centred around the green and the Huntingfield Arms pub. The village adjoins the picturesque Heveningham Estate with its majestic hall and park on the opposite side of the valley.

The close by popular market town of Halesworth is centred around a pedestrian precinct with a wide variety of shops which cater for virtually every day needs. Halesworth has a library, doctors surgery and cottage hospital which make it very self-contained. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

AVAILABILITY

The property is available from 10th August 2024 for an initial twelve month term.

Council Tax: Band D

Deposit required: £1,500.00

Pets considered. Sorry no smokers.

VIEWINGS

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