

# Flick & Son

Coast and Country



Leiston,

Rent: £1,275 PCM,

Council Tax: Band C

- Link-detached home
- Gorgeous kitchen/diner
- Fantastic garden
- EPC: B
- Sorry no pets or smokers

- Sitting room
- Master bedroom with ensuite
- Garage & driveway/car port
- Holding deposit: £294.23



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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 fabulous modern three bedroom link detached home, situated in a popular development close to well-regarded schools and Leiston town centre.

#### ACCOMMODATION

The downstairs of this modern home comprises an entrance hall leading to fantastic sitting room which has double doors into the spacious, beautifully finished kitchen/diner. There is a great 'semi open plan' feel to the home as the kitchen/diner can also be accessed via the entrance hall. There is also the added benefit of a downstairs W/C.

Upstairs you find the master bedroom to the front with ensuite shower room, along with two further double bedrooms. The accommodation is completed with a modern family bathroom with shower over bath.

Outside to the rear there is a great size garden with patio areas. The house benefits from a driveway/car port and a garage.

The property is heated via gas fired central heating. It has an EPC rating B.

#### LOCATION

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.

#### AVAILABILITY

The property is available from 6th September 2024 for an initial twelve month term.

Council Tax: Band C

Deposit required: £1,471.15

Sorry no pets or smokers.

**VIEWINGS**  
High Street, Saxmundham, Suffolk, IP17 1AB  
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.  
01728 633773

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