

Flick & Son

Coast and Country



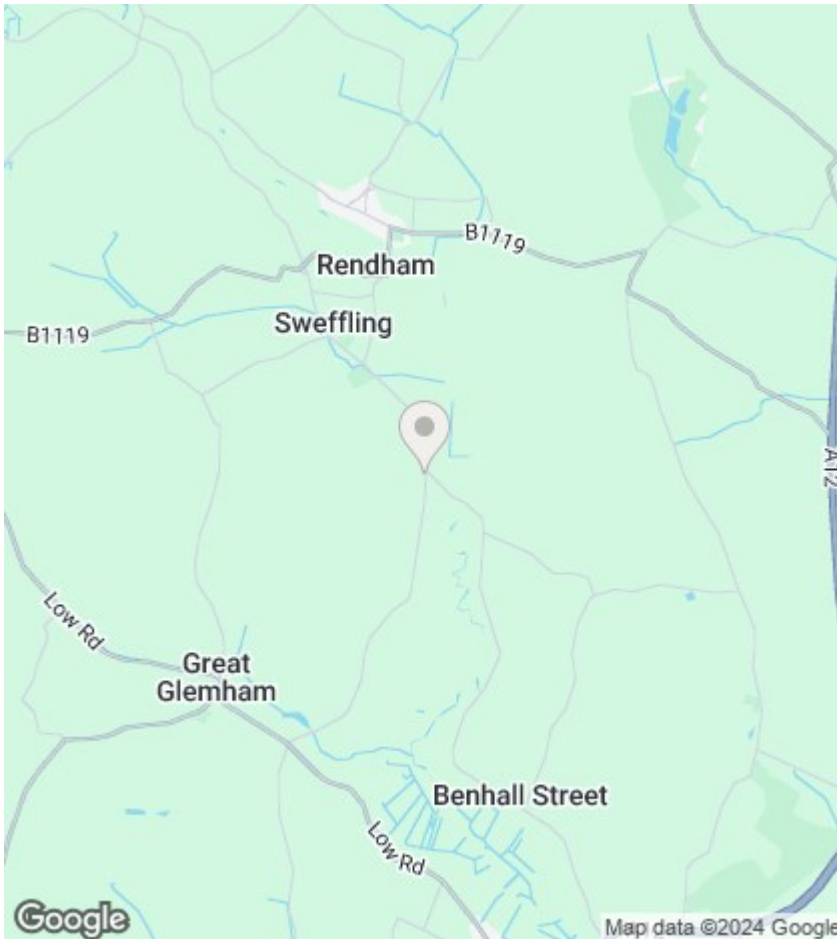
Sweffling, Saxmundham

Rent: £925 PCM,

Council Tax: Band Exempt

- Peaceful setting
- Two/three bedrooms
- Garden
- EPC: D
- Sorry no pets or smokers

- Spacious bungalow
- Two bathrooms
- Not suitable for children
- Holding deposit: £213.46



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(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 fabulous two/three bedroom bungalow situated in a tranquil location within the rural village of Sweffling.

ACCOMMODATION

As you enter through the main doors of this deceptively spacious property you are welcomed into a fantastic kitchen/diner benefitting from a modern aga.

To one side of the kitchen you find a large double bedroom (which could also be a perfect additional reception room) benefitting from a door straight out to the garden, the family bathroom with roll top bath and the useful utility room.

To the other side of the kitchen/diner you find the generous living room complete with wood-burner, which then leads you into another double bedroom benefitting from plenty of fitted wardrobes. Finally to the far side of the property there is the third bedroom with an ensuite shower room.

Outside you find a very sweet garden area surrounded by mature hedging, a useful shed and ample parking.

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

LOCATION

The attractive village of Sweffling lies in the heart of the Suffolk countryside about seven miles from the delightful Suffolk Heritage Coastline and is ideally placed being fewer than four miles from the historic market town of Framlingham with a good range of shops set around its traditional town square, an ancient castle and highly rated Thomas Mills High school. The Brandeston Hall preparatory school and Framlingham College are both within easy driving distance. Further shopping facilities are available in Saxmundham, about two and a half miles to the east, which has a varied range of shops in a traditional High Street setting as well as both Waitrose and Tesco supermarkets. Saxmundham also has a railway station giving hourly services to Ipswich with connections therefrom to London Liverpool Street.

Sweffling is an ideal location from which to enjoy all that the Heritage Coastline and East Suffolk has to offer including golf courses at Aldeburgh, Thorpeness and Halesworth, sailing on the nearby rivers of Alde and Ore, birdwatching on the RSPB Minsmere Bird Reserve and Dunwich Cliff Nature Reserves together with delightful country and woodland walks in the local vicinity.

AVAILABILITY

The property is available from 9th November 2024 for an initial twelve month term.

Council Tax is included within the monthly rent

Deposit required: £1,067.30

Sorry no pets or smokers.

VIEWINGS

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