

# Flick & Son

Coast and Country



Sotherton ,

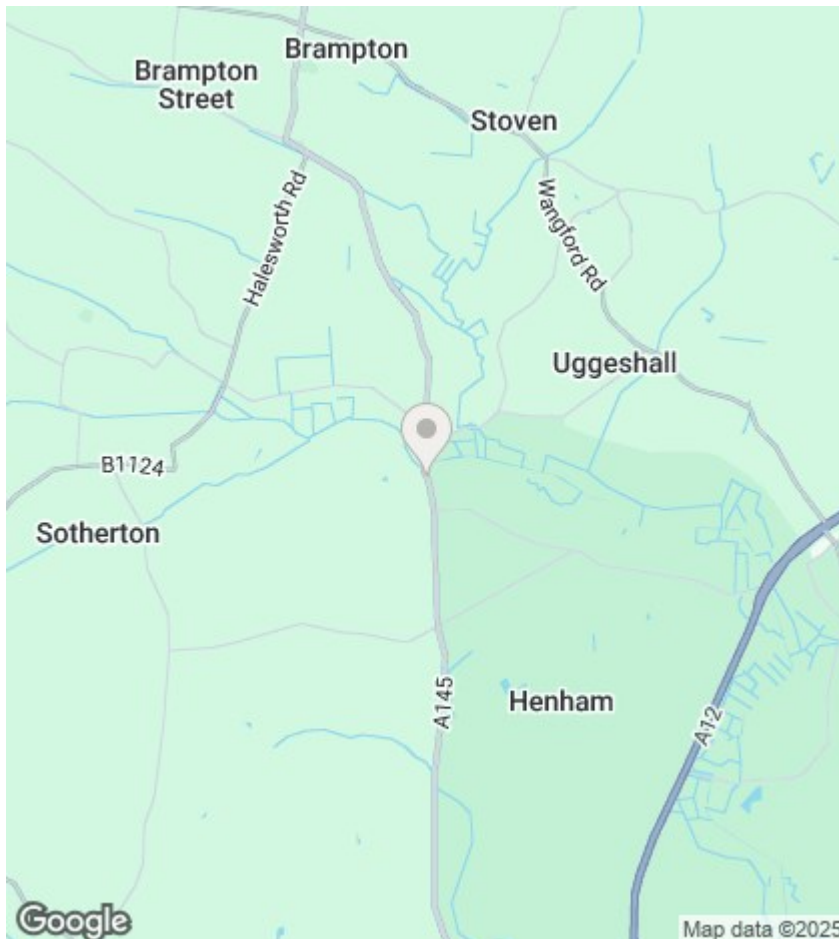
Rent: £1,050 PCM,

Council Tax: Band A

- Mid-terraced cottage
- Open plan living/dining area
- Stunning garden
- EPC: C
- Sorry no pets or smokers

- Furnished/unfurnished
- Two bedrooms
- Off street parking
- Holding deposit: £242.30





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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 two bedroom mid-terraced cottage situated in a semi-rural location close to the popular towns of Beccles & Halesworth.

#### ACCOMMODATION

Through the front door you are greeted into an entrance hall leading into the open plan living/dining area with two large character windows. At the rear of the living/dining area you find the modern kitchen.

Upstairs there are two bedrooms; one set up as a double and the other as a twin. The accommodation is completed by a gorgeous bathroom with roll top bath.

Outside to the front of property you find an attractive garden. There is also ample off street parking available.

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

#### LOCATION

Sotherton is a civil parish located approximately 4 miles north east of Halesworth.

The popular market town of Halesworth is centred around a pedestrian precinct with a wide variety of shops which cater for every day needs. Halesworth has a primary school, library, arts centre, 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 the 25th April 2025 for an initial six month term.

Council Tax: Band A (TBC)

Deposit required: £1,211.53

Sorry, no pets or smokers.

The property is offered furnished or unfurnished, landlord is flexible.

#### 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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