

Flick & Son

Coast and Country



Reydon , Suffolk

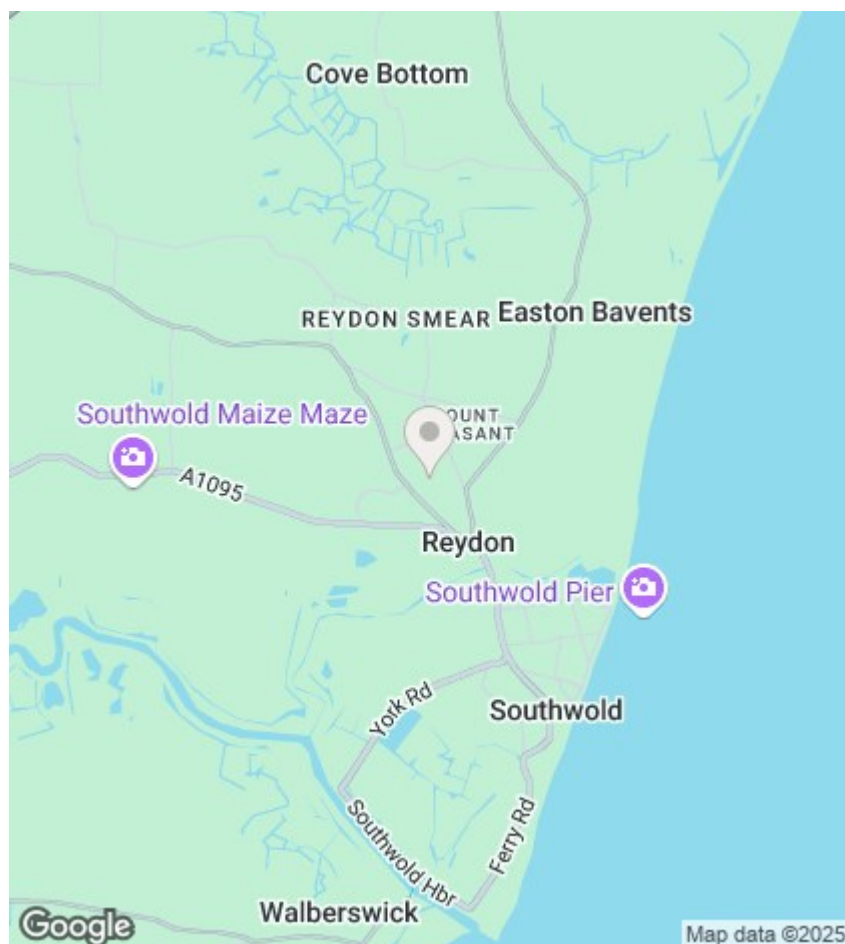
Rent: £1,250 PCM,

Council Tax: Band C


- Modern town house
- Three further bedrooms
- Kitchen/dining room
- EPC B
- Sorry no pets or smokers
- Master bedroom with en-suite
- First floor sitting room
- Garage and parking
- Holding deposit : £288.46

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(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 four bedroom townhouse situated in a quiet cul-de-sac, just a short distance from the popular coastal town of Southwold.

ACCOMMODATION

The property downstairs comprises entrance hallway which leads to the spacious kitchen/diner, study/bedroom and downstairs cloakroom. To the first floor is the sitting room, two further bedrooms and the family bathroom, and to the second floor the master bedroom with en-suite shower room.

Outside to the front you have small garden area, with the main garden to the rear, half lawn and half patio. There is also a garage with the property and off road parking.

The property is heated by gas fired central heating and benefits from double glazing throughout. It has an EPC rating C.

LOCATION

Reydon has two village shops, the excellent Randolph Hotel, primary school, bowls green, healthy living centre and doctors surgery. The historic coastal town of Southwold is well known for its sandy beach, pier, promenade with colourful beach huts, working harbour, greens and the wide open spaces of the common. The surrounding countryside is a designated Area of Outstanding Natural Beauty forming part of the Suffolk Heritage Coast.

AVAILABILITY

This property is available from the 3rd April 2025 for an initial twelve month term.

Council Tax : Band C

Deposit : £1,442.30

Sorry no pets or smokers.

VIEWINGS

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