

Flick & Son

Coast and Country

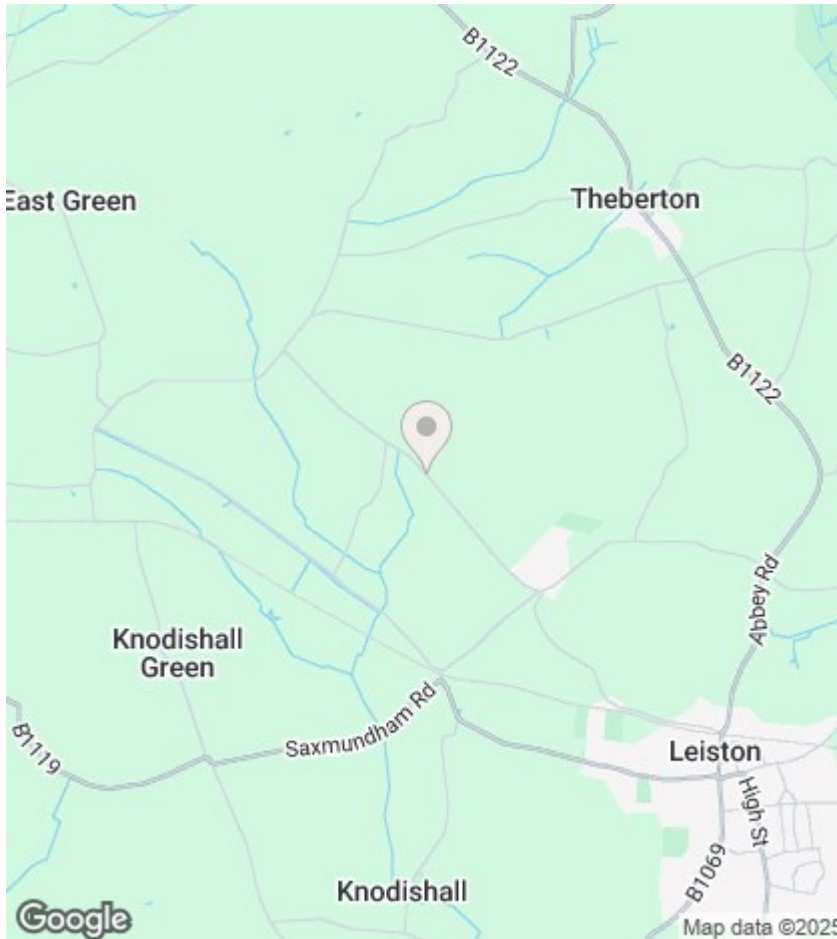


Theberton, Suffolk

Rent: £895 PCM,

Council Tax: Band B

- Semi-detached annexe
- Ground floor shower room
- Garden
- EPC: E
- One dog considered
- Open plan living/dining area
- Two spacious bedrooms
- Off street parking
- Holding deposit: £206.53



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Total area: approx. 73.6 sq. metres (792.0 sq. feet)

DESCRIPTION

Flick & Son are pleased to offer for rent this spacious two bedroom annexe situated in a peaceful rural location, just a short drive from Leiston & Saxmundham.

ACCOMMODATION

The downstairs of this lovely home comprises a spacious living/dining area leading to the kitchen and the shower room.

Up the spiral staircase you find the master bedroom with useful dressing room/study, along with a second good size bedroom.

Outside to the rear there is a fantastic garden. To the front you find off street parking which is shared with the neighbouring property.

The property is heated via electric heating. It has an EPC rating E.

LOCATION

The property, although classed as being in Theberton, is located along the back roads between Leiston & Kelsale/Saxmundham

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

This property is available from the 14th May 2025 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,032.69

One dog considered. Sorry, no smokers.

VIEWINGS

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