

# Flick & Son

Coast and Country



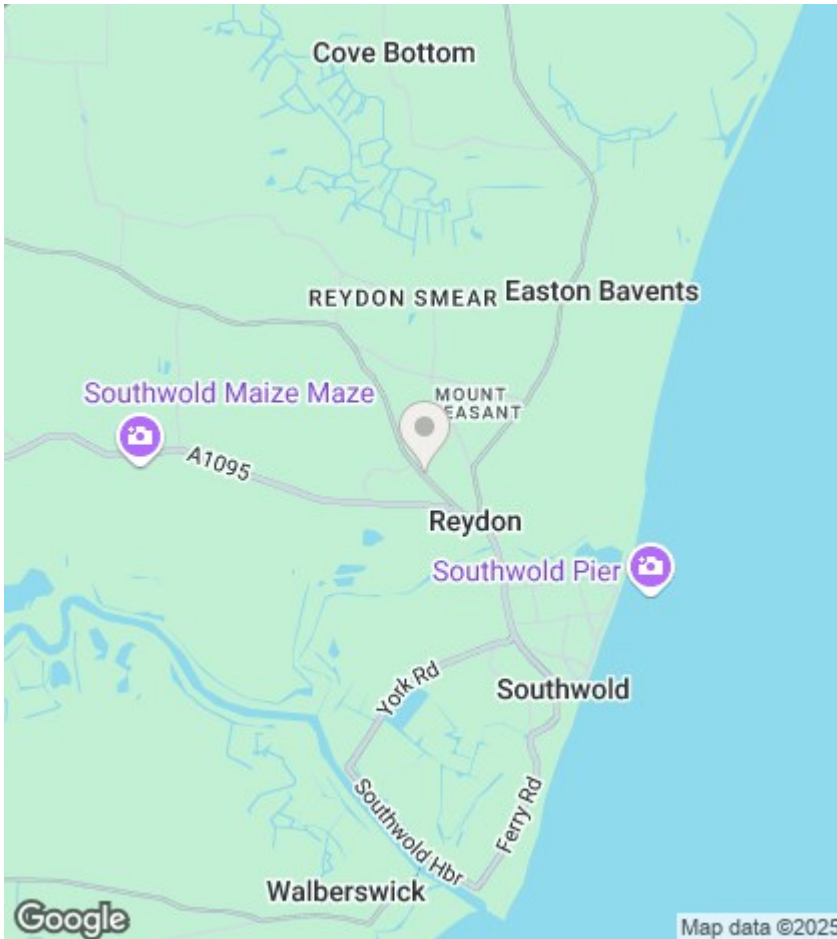
Reydon ,

Rent: £1,250 PCM,


Council Tax: Band D

- Detached bungalow
- Two reception rooms
- Stunning garden
- EPC: D
- Pet considered

- Close to Southwold
- Three bedrooms
- Detached garage & driveway
- Holding deposit: £288.46



### 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>		<b>78</b>
(55-68) <b>D</b>	<b>57</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 fantastic, deceptively spacious three bedroom bungalow located in Reydon just a short drive from the popular coastal town of Southwold.

#### ACCOMMODATION

As you enter through the front door straight ahead of you is the door through to the spacious kitchen/diner which leads to the conservatory which would make an ideal dining room or additional living area.

To the left hand side of the main entranceway you find the light & airy sitting room from which you access an internal hallway leading to three generous bedrooms and the modern bathroom with walk-in shower.

Outside to the rear there is a beautiful garden benefitting from mature trees. To the front there is large driveway providing ample parking and a detached garage.

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

#### 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

The property is available from 14th May 2025 for an initial six month term.

Council Tax: Band D

Deposit required: £1,442.30

Pet considered. Sorry no smokers.

#### VIEWINGS

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