

Flick & Son

Coast and Country



Leiston,

Rent: £1,700 PCM,

Council Tax: Band A

- Fully furnished
- All bills included
- Two bedrooms
- EPC: C
- Sorry no pets
- Ideal for two sharers
- Kitchen with appliances
- Courtyard garden
- Holding deposit: £392.30



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	70	
(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 beautifully presented two bedroom fully furnished cottage in the popular town of Leiston. All bills and fortnightly cleaning included in the rent.

ACCOMMODATION

Through the front door you are greeted into a cosy yet bright & airy sitting room which leads through to the open plan kitchen/dining room. The kitchen is fitted with all appliances.

Upstairs to the front there is a large double bedroom with wardrobe, second bedroom (also a double) with wardrobe and the gorgeous bathroom with shower over bath. All bed linen provided with the let.

Outside to the rear there is a small courtyard garden - a real sun trap!

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

LOCATION

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, doctors and dentists surgeries, swimming pool complex and cinema. 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

The property is available from the 10th June 2025 for an initial 6 or 12 month tenancy.

Council Tax: Band A (this bill is included in the rent, along with WiFi, gas, electricity & water)

Deposit required: £1,961.53

Sorry no pets. Smokers considered, as long as smoking outside only.

VIEWINGS

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