

Flick & Son

Coast and Country



Saxmundham ,

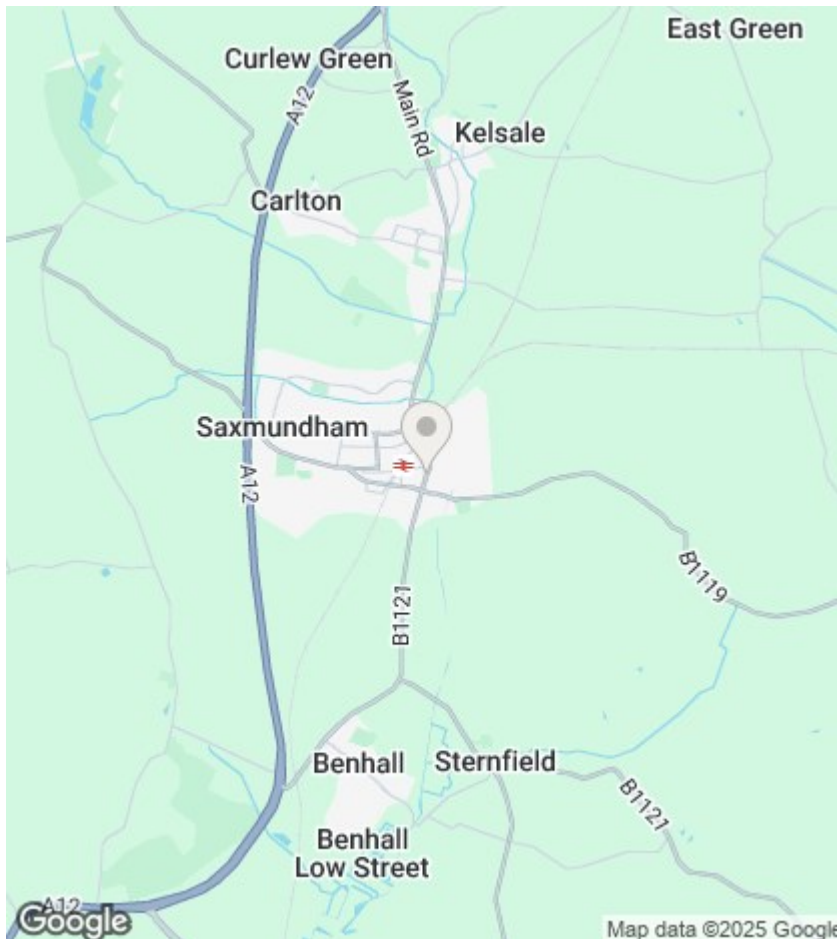
Rent: £1,300 PCM,


Council Tax: Band New Build

- Town centre
- Fully furnished
- Stunning master bedroom
- EPC: D
- Sorry no pets or smokers
- All bills included
- Open plan living/kitchen area
- Communal gardens
- Holding deposit: £300

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		
(69-80) C		
(55-68) D	65	65
(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 gorgeous one bedroom fully furnished + all bills included ground floor apartment located in the heart of Saxmundham town centre, just a short walk from the train station.

ACCOMMODATION

Through the front door you are first greeted into an inner hallway. From the inner hallway to your right hand side you find a beautifully presented and spacious open plan living room/kitchen area. At the far end you find the simply stunning bathroom with walk in shower.

Accessed from the other side of the inner hallway you find the lovely, peaceful master bedroom with skylights allowing in an abundance of natural light.

Outside there is a pretty communal garden area which a tenant would have use of.

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

LOCATION

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool St.

Saxmundham lies conveniently places about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.

AVAILABILITY

The property is available from the 12th July 2025 for an initial six or twelve month term.

Council Tax - included in rent

Deposit required: £1,500

The rent is inclusive of bills and will include cleaning.

Sorry no pets or smokers.

VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.
01728 633773

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