

Flick & Son

Coast and Country



Wangford,

Rent: £875 PCM,

Council Tax: Band B

- Mid-terraced
- Cosy sitting room
- Upstairs shower room
- EPC: E
- Pet considered
- Character cottage
- Two bedrooms
- Close to the coast
- Holding deposit: £201.92

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 | | 93 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 42 | |
| (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 two bedroom character cottage located in the popular village of Wangford, just a short drive from the coast at Southwold.

ACCOMMODATION

Through the front door you are greeted into a cosy sitting room which leads through to a deceptively spacious fully equipped kitchen/diner.

Upstairs to the front of the property is the beautifully presented master bedroom, along with a further single bedroom located to the rear. The bathroom is conveniently located between the two bedrooms.

Outside set slightly away from the property you find a private garden.

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

LOCATION

Wangford is a charming, peaceful village nestled in the heart of Suffolk, offering a perfect blend of rural tranquillity and convenience. Surrounded by picturesque countryside, the village is just a short drive from the beautiful Suffolk Heritage Coast, with its stunning beaches, nature reserves, and scenic walks. Local amenities, including shops, a pub, and schools, are easily accessible, making it an ideal location for those seeking a quieter lifestyle with everything they need close at hand. The nearby town of Southwold, with its renowned seafront, independent shops, and vibrant cultural scene, is just a short drive away, while larger towns like Beccles provide further shopping and transport links.

AVAILABILITY

The property is available from the 26th July 2025 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,009.61

Pet considered. Sorry no smokers.

The property is offered fully furnished.

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

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