

Flick & Son

Coast and Country



Saxmundham , Suffolk

Rent: £2,100 PCM, Council Tax: Band Exempt

- Georgian detached house
- Spacious kitchen/diner
- Stunning bathroom
- EPC: E
- Sorry no pets or smokers
- Two sitting rooms
- Three/four bedrooms
- Stones throw from town centre & train station
- Holding deposit: £484.61
- All bills included, apart from council tax



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		40
(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 stunning Georgian four bedroom detached property located in the heart of Saxmundham, just a stones throw from the town centre and train station.

ACCOMMODATION

The downstairs of this characterful home comprises a spacious main living room to the front along with an additional living room next door. To the rear there is a beautiful kitchen/diner with doors onto the communal patio garden. The downstairs of the property also benefits from a handy utility room and a W/C.

Upstairs to the front is a stunning bright and airy master bedroom, second double bedroom with extra single bedroom space and finally another single bedroom. The main bathroom with separate bath and walk in shower completes the accommodation.

Outside to the rear there is a communal patio garden ideal for alfresco dining.

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

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 1st September 2025 for an initial twelve month term.

Council Tax: Band TBC

Deposit required: £2,423.07

Sorry no pets or smokers.

The property is offered fully furnished. All bills are included in the monthly rent, apart from council tax.

High Street, Saxmundham, Suffolk, IP17 1AB

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

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