

Flick & Son

Coast and Country



Saxmundham , Suffolk

Rent: £1,100 PCM, Council Tax: Band A

- Charming cottage
- Semi open plan downstairs
- Upstairs shower room
- EPC: TBC
- Sorry no pets or smokers
- Well-presented kitchen
- One bedroom
- Communal patio garden
- Holding deposit: £253.84
- All bills included (apart from council tax)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 please to offer for rent this charming one bedroom cottage located in the heart of Saxmundham, just a short distance from the train station and town centre.

ACCOMMODATION

Through the front door you are greeted into the well presented kitchen area which leads through into the sitting/dining room with views over the communal patio garden.

Upstairs there is a double bedroom along with the bathroom with walk in shower.

Outside there is communal patio area which is a real sun trap!

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

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 A

Deposit required: £1,269.23

Sorry no pets or smokers.

This property is offered fully furnished. The rent includes all bills, apart from council tax.

VIEWINGS

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

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