

Flick & Son

Coast and Country



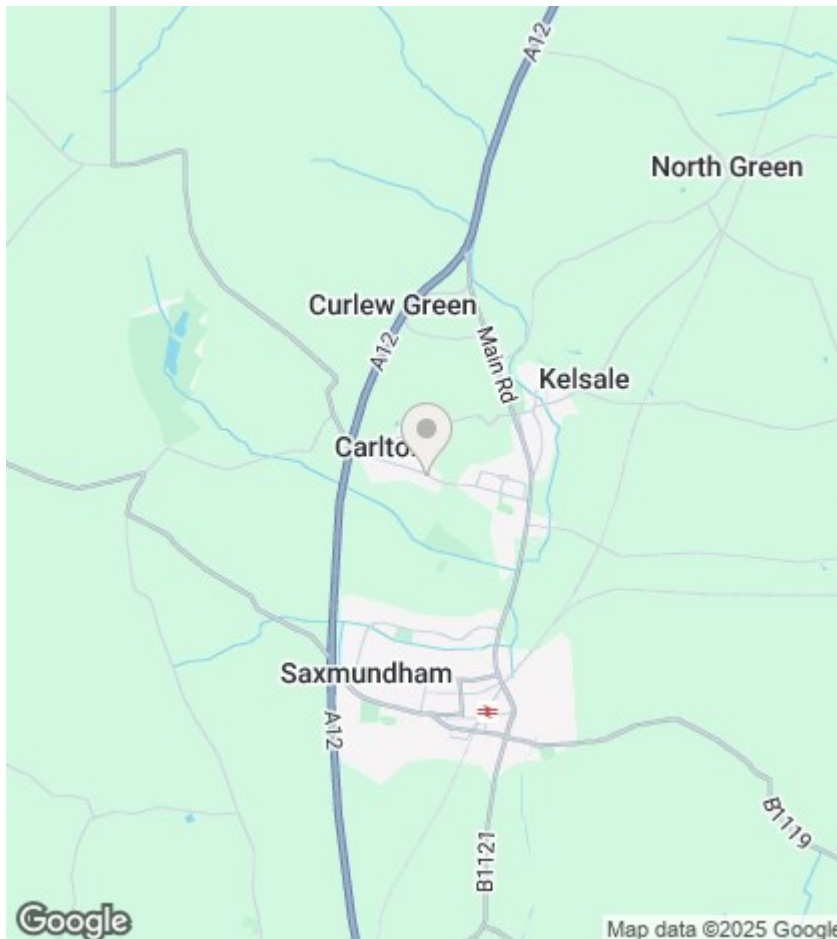
Carlton ,


Rent: £975 PCM,

Council Tax: Band B

- Village location
- Two bedrooms
- Garden
- EPC: E
- Pets considered

- Cosy sitting room
- Bathroom with roll top bath
- Off street parking
- Holding deposit: £225.00



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 pleased to offer to rent this wonderful two bedroom cottage in the pretty village of Carlton which is located close to Saxmundham.

ACCOMMODATION

Through the front door you are greeted by a cosy sitting room which leads through to a spacious inner hallway. From here you find the modern kitchen and the conservatory area. The downstairs space is completed by a useful downstairs W/C.

Upstairs there are two double bedrooms and the bathroom complete with a beautiful roll top bath.

Outside there is a large garden with patio area along with the parking which is located at the rear of the property.

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

LOCATION

The ever popular village of Carlton lies just north of the market town of Saxmundham, which offers a good range of shops in a traditional High Street setting as well as a library, doctor's surgery and railway station giving connecting and direct services via Ipswich to London Liverpool Street. Kelsale has a primary school with a free school being found in Saxmundham. Attractions of the surrounding area include delightful walks along the Suffolk Heritage Coastline, the renowned RSPB Bird Sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh, the latter home to the internationally famous annual Music Festival with many concerts being held at the nearby Snape Maltings Concert Hall.

AVAILABILITY

The property is available from the 1st November 2025 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,125.00

Pets considered. Sorry, no smokers.

VIEWINGS

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