

# Flick & Son

Coast and Country



Saxmundham,

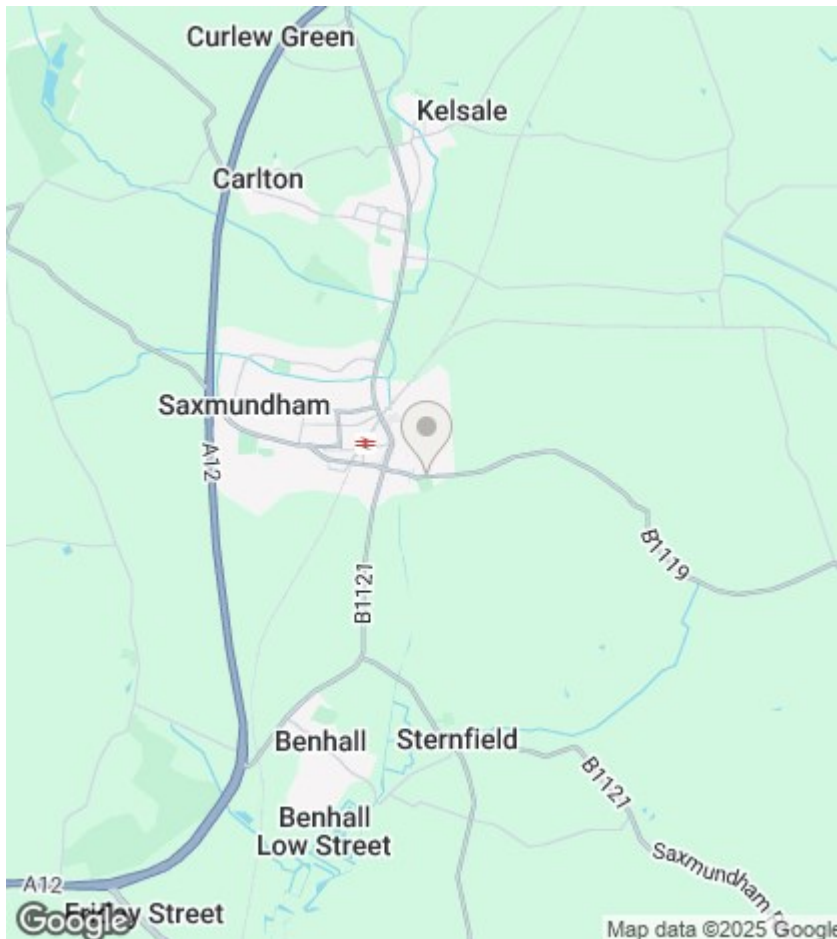
Rent: £1,300 PCM,


Council Tax: Band C

- Modern townhouse
- Three double bedrooms
- Garden
- EPC: C
- Sorry no pets or smokers
- Kitchen/diner
- Three bathrooms
- Two parking spaces
- Holding deposit: £300.00

High Street, Saxmundham, Suffolk, IP17 1AB  
01728 633773

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[www.flickandson.co.uk](http://www.flickandson.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



#### DESCRIPTION

Flick & Son are pleased to offer for rent this fantastic three bedroom townhouse located on a popular modern development just a short distance from Saxmundham town centre and train station.

#### ACCOMMODATION

You enter the property via the entrance hallway which leads to the lounge area, the cloakroom and the kitchen/diner with French doors out onto the rear garden. To the first floor you have the family bathroom and two double bedrooms, one with a built-in wardrobes and an ensuite, and to the second floor you have the master bedroom also with a built-in wardrobes and an ensuite.

Outside you have a fully enclosed garden area and parking for two cars.

The property is heated by gas fired central heating. It has an EPC rating C

#### 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

This property is available from the 20th November 2025 for an initial twelve month term.

Council Tax: Band C

Deposit required : £1,500.00

Sorry no pets or smokers

#### VIEWINGS

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