# Flick & Son

Coast and Country









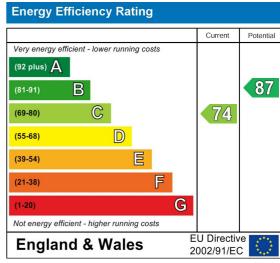
# Heveningham, Suffolk

Rent: £795 PCM, Council Tax: Band A

- · One bedroom
- · Shower room
- · Rural location
- · EPC C
- · Sorry no pets or smokers

- · Open plan living room/kitchen
- · Communal garden
- · Countryside views
- · Holding deposit: £183.46





#### **DESCRIPTION**

Flick & Son are pleased to offer for rent this gorgeous one bedroom cottage forming part of a converted farmhouse located in sought after Heveningham.

## **ACCOMMODATION**

Through the front door you are greeted with a welcoming entrance hall, leading through to a open plan kitchen and living area which is flooded with natural light. Also on the ground floor you find the shower room.

Upstairs there is a large bedroom area which benefits from a number of storage options.

Outside there is a patio area along with a communal garden which is looked after by the landlord. A tenant would also have private use of a summerhouse.

The property is heated via a bio mass heating system. It has an EPC rating C.

### **LOCATION**

Located about five miles south of the popular market town of Halesworth, Heveningham adjoins the village of Huntingfield which is centred around the green and the Huntingfield Arms pub

Halesworth has a wide variety of shops which cater for virtually every day needs incuding a library, doctors surgery and cottage hospital which make it very self-contained. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

#### **AVAILABILITY**

This property is available from the 29th November 2025 for an initial twelve month term.

Council Tax: Band A Deposit required: £917.30

Sorry no pets or smokers.

#### VIEWING

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