

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(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 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 including 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.

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

lettings@flickandson.co.uk
www.flickandson.co.uk