# Flick & Son

Coast and Country









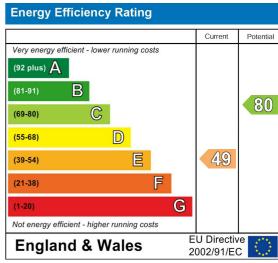
Westleton, Suffolk

Rent: £1,400 PCM, Council Tax: Band C

- · Semi detached
- · Spacious kitchen
- · Master bedroom with ensuite
- · EPC: E
- · One small pet considered

- · Characterful living room
- · Ground floor bathroom
- · Large garden
- · Holding deposit: £323.07
- · Village location







# **DESCRIPTION**

Flick & Son are pleased to offer for rent this lovely, character three bedroom home which has been recently refurbished, located in the heart of the popular rural village of Westleton.

# **ACCOMMODATION**

Through the front door you are greeted into a useful inner hallway which leads into the generous living/dining room which has a lovely cosy feel with exposed beams. Accessed via the living/dining room you find the spacious kitchen with appliances leading to a rear hallway and the family bathroom with shower over bath.

Upstairs you find a fabulous master bedroom benefitting from a bright and airy ensuite shower room. There is a further double bedroom which leads into the third single bedroom.

Outside to the rear there is a large garden with patio area which is a real sun trap. To the front of the property you find a small front garden and the driveway.

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

### **LOCATION**

The ever popular village of Westleton lies about six miles northeast of the market town of Saxmundham, and only just over two miles east of the A12. Set around a traditional village green with restaurants, public houses, motor vehicle garage and a thriving village store and post office. The coastal village of Dunwich, RSPB Minmere, and National Trust Dunwich Heath are all close by.

### **AVAILABILITY**

This property is available from the 16th December 2025 for an initial twelve month term.

Council Tax: Band C

Deposit required: £1,615.38

One small pet considered. Sorry, no smokers.

## **VIEWINGS**

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