

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

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

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



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 



Total area: approx. 118.3 sq. metres (1273.3 sq. feet)

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.

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