

# Flick & Son

Coast and Country



Heveningham ,

Rent: £1,275 PCM, Council Tax: Band B

- Rural location
- Modern kitchen/breakfast room
- Ground floor bedroom with wet room
- EPC: C
- Sorry no smokers
- Open plan living/dining room
- Master bedroom with ensuite
- Garden & summerhouse
- Holding deposit : £294.23



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C	76	
(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 fabulous and spacious four bedroom home forming part of a converted farmhouse located in the rural village of Heveningham.

#### ACCOMMODATION

As you enter the house into the entrance hallway, you have a ground floor bedroom with wet room. Continuing along the hallway you enter the open plan sitting / dining room and modern fitted kitchen/breakfast with French doors into the garden. Upstairs there is the master bedroom with ensuite shower room, two further double bedrooms and family bathroom.

Outside you have a good size garden with patio area and summerhouse. There is also a large communal parking area located to the front of the property.

The property is heated by a bio mass heating system and benefits from double glazing throughout. 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 12th December 2025 for a minimum 12 month term.

Council Tax: Band B

Deposit: £1,471.15

Sorry, no smokers and pets.

#### VIEWINGS

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