

# Flick & Son

Coast and Country



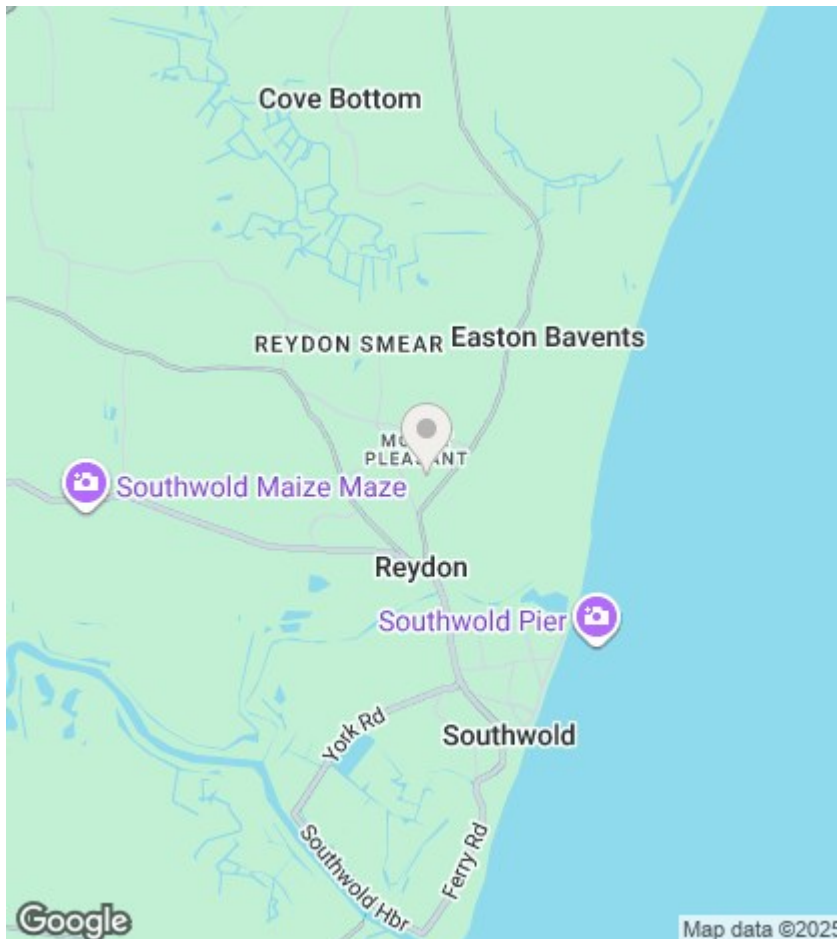
Reydon,

Rent: £1,250 PCM,

Council Tax: Band B

- Semi-detached
- Ensuite and family bathroom
- Enclosed garden and courtyard
- EPC D
- One dog considered

- Excellent condition throughout
- Cloakroom
- Conservatory
- Holding deposit: £288.46



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## DESCRIPTION

Flick & Son are pleased to offer for rent this superb three bedroom home located in the village of Reydon, just a short distance from the popular coastal town of Southwold.

## ACCOMMODATION

As you enter the property you are greeted with a welcoming entrance hall, off of which there is a modern kitchen with stylish grey fitted cabinets and a large open plan living/dining room. A light and airy conservatory/sunroom can be accessed from the kitchen and living area. The downstairs is completed by a useful cloakroom and utility area.

On the first floor there is a fabulous master bedroom with ensuite shower room, further double bedroom with lovely views over the garden and a family bathroom. To the second floor there is a third double bedroom with the added benefit of an ensuite W.C.

Outside there is a courtyard area providing ample space for outdoor dining and entertaining which leads through to an enclosed garden. To the front of the property there is a driveway providing ample parking for residents and visitors alike.

The property is heated via gas fired central heating. It has an EPC rating D.

## LOCATION

Reydon has two village shops, the excellent Randolph Hotel, primary school, bowls green, healthy living centre and doctors surgery. The historic coastal town of Southwold is well known for its sandy beach, pier, promenade with colourful beach huts, working harbour, greens and the wide open spaces of the common. The surrounding countryside is a designated Area of Outstanding Natural Beauty forming part of the Suffolk Heritage Coast.

## AVAILABILITY

This property is available from the 31st January 2026 for an initial twelve month term.

Council Tax: Band B

Deposit required : £1,442.30

One dog considered. Sorry no smokers.

**VIEWINGS**  
High Street, Saxmundham, Suffolk, IP17 1AB  
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.  
01728 633773

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