

# Flick & Son

Coast and Country



Middleton,


Rent: £1,600 PCM,

Council Tax: Band B

- Character cottage
- Open plan living/dining room
- Modern shower room
- EPC: E
- Sorry no pets or smokers

- Fully furnished & equipped
- Two double bedrooms
- Village location
- Holding deposit: £369.23
- Bills included in rent, excluding council tax



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	26	
(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 fully furnished two bedroom cottage located in the popular village of Middleton, just a short drive from Leiston & Saxmundham.

#### ACCOMMODATION

Through the main door, located to the rear, you an inner hallway leading through to a fully equipped kitchen with views over the garden. Through the kitchen you walk into the open plan living/dining space with feature brick wall to the far end. Also located downstairs is the modern bathroom with walk in shower.

Upstairs you find the master bedroom with ample fitted storage along with a further double bedroom also benefitting from fitted storage.

Outside to the rear there is a beautiful garden and to the side off street parking.

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

#### LOCATION

Centred around its small village green and the parish church of The Holy Trinity, the village of Middleton also has a public house and is served by public transport. The village lies approximately four miles from the Suffolk Heritage Coast at the historic village of Dunwich to the south and the internationally renowned RSPB Bird Reserve at Minsmere. The property is also just a short drive from Sizewell.

#### AVAILABILITY

The property is available from the 31st January 2026 for an initial twelve month term to include a mutual break clause.

Council Tax: Band B

Deposit required: £1,846.15

Bills are included in the monthly rent, excluding council tax. The property is offered fully furnished & equipped.

Sorry no pets or smokers.

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