



## Peasenhall,

£1,100 PCM

- Mid-terrace house
- Second bedroom/office
- EPC: D
- Stunning open-plan kitchen/living space
- Parking for two cars
- Holding deposit: £253.84
- Spacious master bedroom
- Furnished/unfurnished
- Sorry no pets or smokers

# Smyth Close, Peasenhall

A beautifully presented modern two bedroom house within a private cul-de-sac situated in the popular rural village of Peasenhall. Electric/electric underfloor heating. EPC D.



Council Tax Band: A



## DESCRIPTION

Flick & Son are pleased to offer for rent this beautifully presented modern two bedroom house within a private cul-de-sac situated in the popular rural village of Peasenhall.

## ACCOMMODATION

Through the front door you step into a welcoming entrance hall with ample space for coats/shoes etc. From here you find the peaceful master bedroom benefitting from two fitted wardrobes, the second bedroom also with storage and a fabulous modern bathroom with walk-in shower.

Upstairs there is an incredible open plan kitchen and living space which offers gorgeous views over the village.

Outside to the front there is a small courtyard area along with off-street parking for two cars.

The property is heated via electric/electric underfloor heating (upstairs). It has an EPC rating D.

## LOCATION

Peasenhall is a charming Suffolk village known for its friendly community, pretty period homes, and peaceful rural setting. It offers excellent local amenities, including a well-loved bakery, deli, and village shop, with Saxmundham and the Heritage Coast easily accessible. Surrounded by scenic countryside, it's an ideal location for those seeking a relaxed village lifestyle.

## AVAILABILITY

The property is available from the 11th February 2026 for an initial twelve month term.

Council Tax: Band A

Deposit required: £1,269.23

Sorry, no pets or smokers.

The property can be offered furnished or unfurnished, the landlord is flexible.

## VIEWINGS

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





TOTAL APPROX. FLOOR AREA 67.8 SQ.M. (730 SQ.FT.)

Net Internal Floor area excluding all walls. Whilst every attempt has been made to ensure the



## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

## Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.