

# Flick & Son

Coast and Country



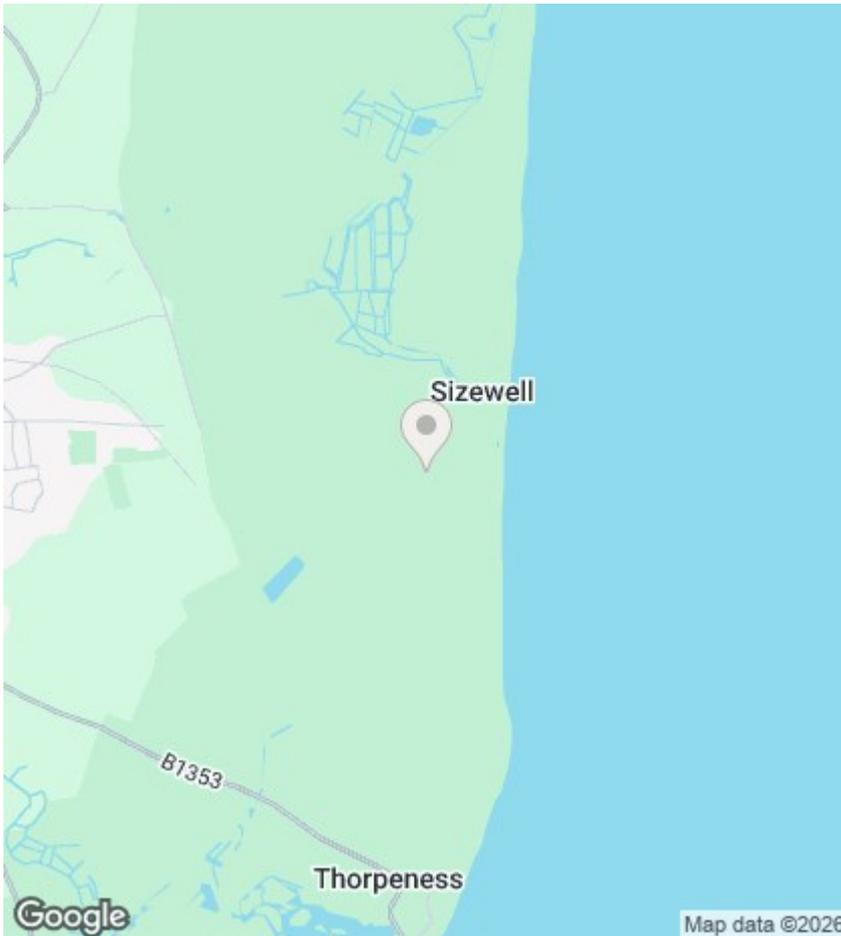
Sizewell,

Rent: £1,400 PCM,

Council Tax: Band B

- Detached cottage
- Moments from Sizewell project
- Open plan kitchen/living space
- EPC: TBC
- Pet considered

- Bills included
- One/two bedrooms
- Ample parking
- Holding deposit: £323.07
- Fully furnished



### 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>		
(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 gorgeous one/two bedroom detached furnished cottage situated just moments from Sizewell.

#### ACCOMMODATION

Through the front door you are greeted into an entrance hall leading to a fabulous double-height kitchen/living space with front doors to the garden. Also accessed from the main hall there is a master bedroom with stunning countryside views and a fabulous bathroom with walk-in shower.

The accommodation is completed with a second mezzanine bedroom accessed from the living room.

Outside the property is surrounded by a generous garden and patio along with off-street parking for two vehicles.

The property is heated via electric underfloor heating. It has an EPC rating TBC.

#### LOCATION

Sizewell Village is a coastal village on the Suffolk Heritage Coast, offering a convenient setting close to unspoilt countryside and beaches. With a friendly community and easy access to Leiston's shops and amenities, it's ideally placed for those seeking a relaxed coastal lifestyle, with Aldeburgh and Saxmundham also within easy reach.

#### AVAILABILITY

The property is available from the 25th March 2026.

Council Tax: Band B

Deposit required: £1,615.38

Pet considered. Sorry, no smokers.

The monthly rent includes the Wi-Fi and bills (excluding council tax).

A full clean of the property every two weeks along with a linen and towel turnover service can be provided for an additional £350.00 per month.

**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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