Flick & Son
Coast and Country







# Peasenhall,

## £1,175 PCM

- Character cottage
- Two bedrooms
- EPC: TBC
- Two reception rooms
- Large garden
- Holding deposit: £271.15
- Country kitchen with garden views
- Central village location
- Sorry no smokers

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

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www.flickandson.co.uk

# The Causeway, Peasenhall

A beautiful character two bedroom cottage located in the heart of the picturesque village of Peasenhall.
OFCH. EPC TBC.

2 1 2

Council Tax Band: Exempt





## DESCRIPTION
Flick & Son are pleased to offer for rent this beautiful character two bedroom cottage located in the heart of the picturesque village of Peasenhall.

## ACCOMMODATION
Step through the front door into a welcoming dining space that sets the tone for this character-filled cottage. Accessed from here is the living room that strikes the rare balance of being both bright and airy yet wonderfully cosy at the same time. At the rear of the ground floor you find the country-style kitchen which overlooks the garden.

Upstairs, on the first floor you find the generous master bedroom alongside a sleek, modern bathroom complete with a shower-over-bath.

Climb to the top floor to discover a second bedroom full of character, framed by exposed timber beams.

Outside to the rear there is an expansive garden ideal for a keen gardener and to the front ample on-street parking is available.

The property is heated via oil fired central heating. It has an EPC rating TBC.

## 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 20th January 2027

Council Tax: Band TBC
Deposit required: £1,355.76

Sorry no smokers

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

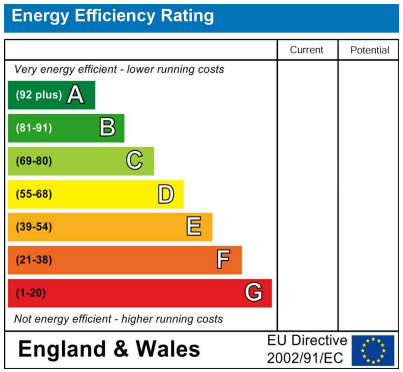



## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd 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 £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd 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

The full energy performance certificate can be viewed online at the national EPC register at 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.

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