

# Flick & Son

Coast and Country



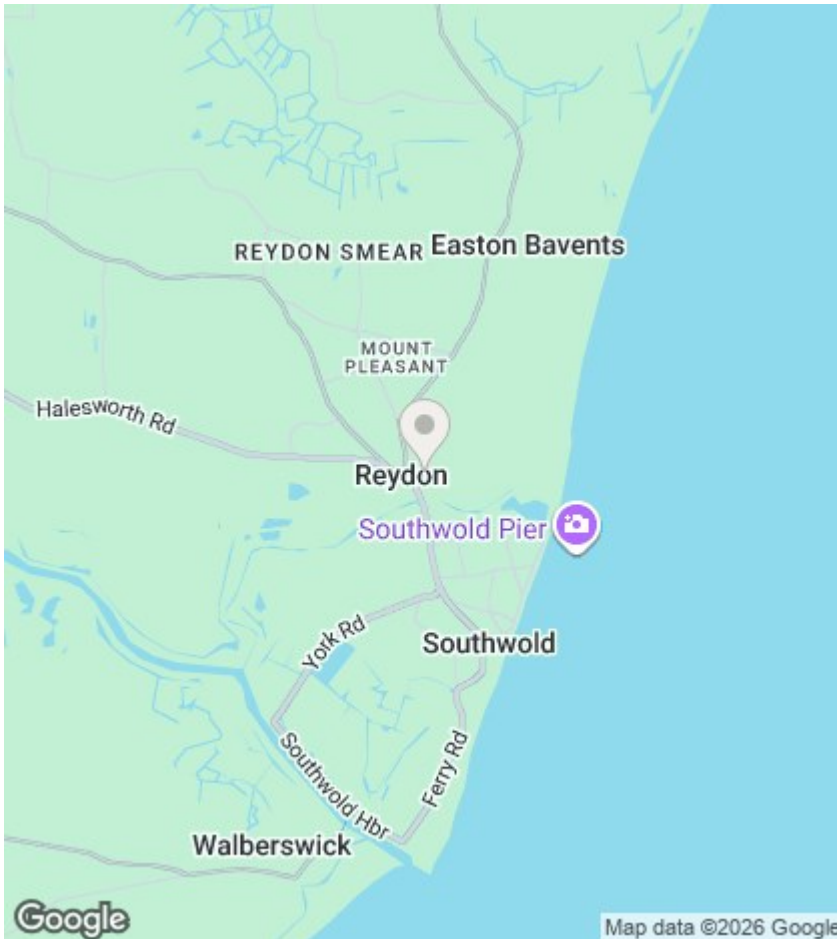
## Reydon, Suffolk

Rent: £2,100 PCM,

Council Tax: Band E

- Detached home
- Ample reception space
- Large gardens
- EPC: C
- Sorry no smokers

- Stunning location
- Master bedroom with balcony
- Detached double garage & driveway
- Holding deposit: £484.61



### 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>	72	81
(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 absolutely beautiful three bedroom detached home with stunning views just a short walk to the popular coastal town of Southwold and the beach.

#### ACCOMMODATION

Through the front door you are greeted into a useful inner porch which leads to a central entrance hall.

From the entrance hall to the right hand side you find an incredibly spacious sitting room with bay window letting in an abundance of natural light. Also accessed from the entrance hall there is a fantastic modern kitchen/diner which leads into a conservatory area with doors to the garden. The downstairs accommodation is completed by a useful utility room and downstairs W/C.

Upstairs from the light and airy landing you find the master bedroom benefitting from an ensuite shower room and a balcony providing breath-taking views over the marshes towards the sea. There is another good size double bedroom with juliet balcony and a further bedroom. Last but not least, there is a stunning family bathroom with free-standing bath and separate walk in shower.

To the rear of the property there is a large mature garden filled with beautiful plants and shrubs. There is also a smaller garden located to the front of the property. For parking, the property benefits from a long driveway providing ample space along with a detached double garage.

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

#### 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

The property is available from 17th July 2026

Council Tax: Band E

Deposit required: £2,423.07

Sorry, no smokers

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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