Flick & Son
Coast and Country







Bramfield,

£1,300 PCM

- Fully furnished
- Characterful living room
- EPC: D
- Two double bedrooms
- Parking for two vehicles
- Holding deposit: £300.00
- Spacious kitchen/diner
- Close to Sizewell project and Park & Ride
- Sorry no smokers

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

lettings@flickandson.co.uk
www.flickandson.co.uk

Brights Farm, Bramfield

A beautifully presented fully furnished two bedroom cottage with parking for two cars situated in a stunning rural location, just a short distance from the Sizewell project and 2.6 miles from the North Park & Ride.
OFCH. EPC D.

2 1 1 D

Council Tax Band: New Build





DESCRIPTION
Flick & Son are pleased to offer for rent this beautifully presented fully furnished two bedroom cottage with parking for two cars situated in a stunning rural location, just a short distance from the Sizewell project and 2.6 miles away from the North Park & Ride.

ACCOMMODATION
This well-presented two bedroom home offers versatile living space arranged over two floors.

The ground floor comprises a welcoming entrance hall leading to a generous kitchen/dining room. Also on this level is a the inviting double-sized bedroom with fitted wardrobes, a modern shower room along with the added benefit of a separate W/C.

A character staircase rises to the first floor, where you will find an impressive living room which is the perfect space for relaxing of an evening. Also on this floor is the king-sized well-proportioned bedroom offering comfortable accommodation.

Outside to the rear there is private garden and to the side two covered parking spaces.

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

LOCATION
Bramfield is a charming and sought-after village nestled in the Suffolk countryside, offering a peaceful rural lifestyle while remaining conveniently located for access to nearby market towns and the stunning Suffolk Heritage Coast. The village is steeped in history and character, with a welcoming community and picturesque surroundings that include open fields, country lanes, and traditional thatched cottages. Local amenities include a well-regarded pub, a historic church, and easy access to walking and cycling routes, making it an ideal location for those seeking a blend of tranquility and accessibility. Just a short drive away are the coastal towns of Southwold and Halesworth, providing further shopping, dining, and leisure opportunities.

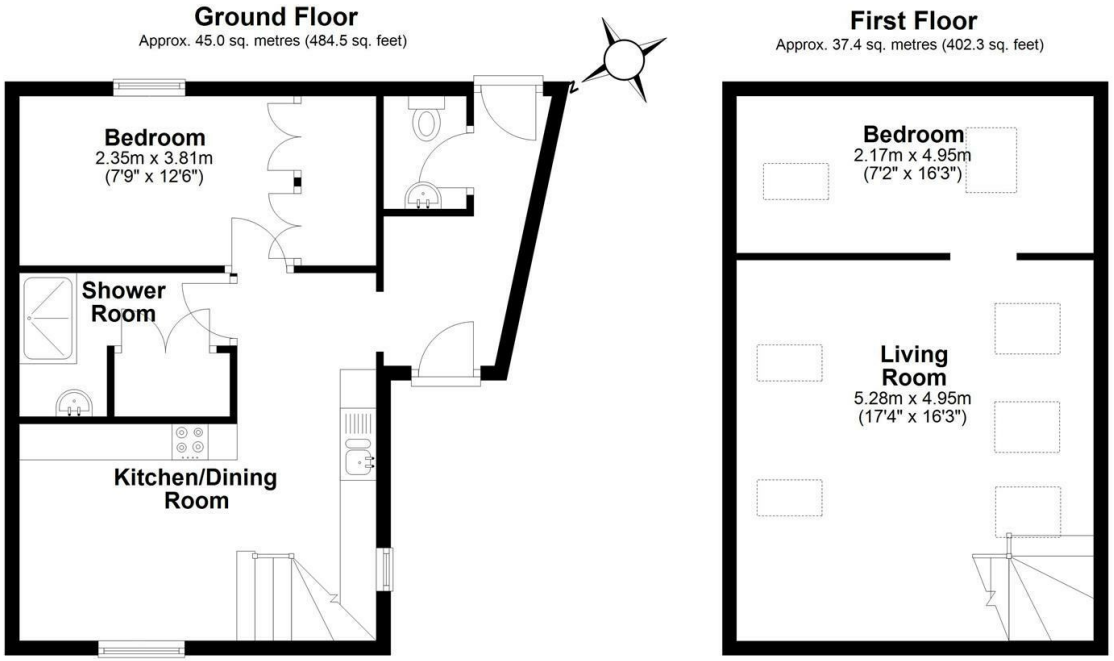
AVAILABILITY
The property is available from the 1st December 2026

Council Tax: Band TBC
Deposit required: £1,500.00

Sorry no smokers.

The property is offered fully furnished.

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



Total area: approx. 82.4 sq. metres (886.8 sq. feet)

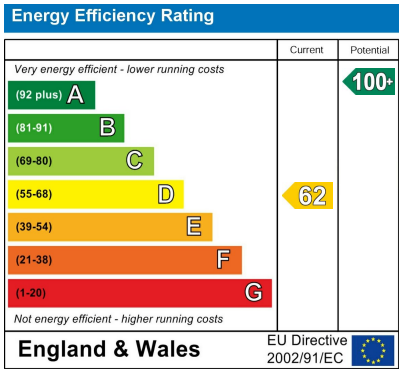


Conveyancing, Surveys & Financial Services

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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