



Uggeshall,

£1,300 PCM

- Character cottage
- Two further bedrooms
- EPC: E
- Open plan living room/kitchen space
- Low maintenance garden
- Holding deposit: £300.00
- Master bedroom with ensuite
- Off street parking
- Sorry no smokers

The Hills, Uggeshall

A gorgeous, character three bedroom cottage located in the peaceful rural village of Uggeshall.
Electric heating. EPC E.



Council Tax Band: C



DESCRIPTION

Flick & Son are pleased to offer for rent this gorgeous, character three bedroom cottage located in the peaceful rural village of Uggheshall.

ACCOMMODATION

This charming cottage is beautifully presented throughout and offers spacious, versatile accommodation. The front porch opens into the entrance hallway, where an understairs cupboard provides space for a washing machine.

The master bedroom with ensuite shower room along with two further bedrooms are found on the ground floor. The downstairs accommodation is completed with the family bathroom.

A central staircase leads to the impressive first-floor living space featuring a high vaulted ceiling with exposed beams. A striking brick feature wall with a wood-burning stove creates a warm and characterful focal point. The kitchen area is fitted with a range of white units and includes a built-in electric oven, ceramic hob, and extractor hood.

Outside to the front of the cottage is a small, low-maintenance garden with paved and shingled areas, together with a large attached brick store. Off-road parking is located to the side of the property.

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

LOCATION

Uggheshall is a small rural village in the county of Suffolk, in the east of England. Situated within the district of East Suffolk, it lies a few miles inland from the North Sea coast and is surrounded by gently rolling farmland typical of the Suffolk countryside. The village is located near the market town of Beccles and is within easy reach of

Lowestoft, providing access to coastal amenities while retaining a quiet, rural character. Uggheshall is also positioned close to the Suffolk Coastal line including Southwold and Heaths Area of Outstanding Natural Beauty, offering scenic landscapes, wildlife habitats, and walking routes that reflect the area's natural charm.

AVAILABILITY

The property is available from the 5th August 2026

Council Tax: Band C

Deposit required: £1,500.00

Sorry no smokers

VIEWINGS

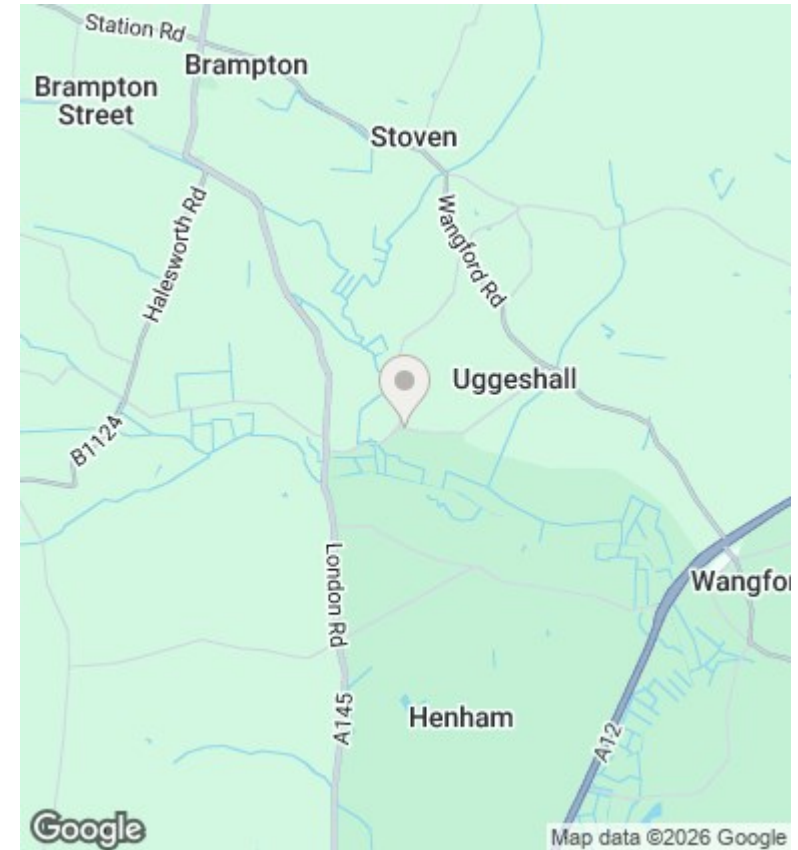
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.


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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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

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.