



## Leiston,

£2,000 PCM

- Fully furnished
- Four bedrooms
- EPC: D
- Fully licensed HMO
- Ideal company let
- Two shower rooms
- Holding deposit: £461.53
- Short distance to Sizewell project
- Office space with multiple work stations
- Sorry no pets or smokers

# Dinsdale Road, Leiston

A spacious fully furnished four bedroom detached house located just a short distance from the Sizewell project.  
IDEAL COMPANY LET!  
GFCH. EPC D.



Council Tax Band: C



## DESCRIPTION

Flick & Son are pleased to offer to rent this spacious furnished four bedroom detached house located just a short distance from the Sizewell project.

## ACCOMMODATION

The downstairs of this recently refurbished property comprises a good size sitting room, bright & modern kitchen, one double bedroom and a utility room.

Upstairs there are three double bedrooms as well as the unusual benefit of two separate recently fitted shower rooms.

Outside there is a low maintenance garden with patio area which leads to fully functional home office space with multiple work stations and separate storage room.

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

## LOCATION

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.

## AVAILABILITY

The property is available from Saturday 14th March 2026.

Council Tax: Band C

Deposit required: £2,307.69

Sorry no pets or 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 Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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](http://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.