Flick & Son
Coast and Country







Leiston,

£1,300 PCM

- New build
- Two double bedrooms
- EPC: B
- Fully furnished
- Low-maintenance garden
- Holding deposit: £300.00
- Kitchen/diner
- Ample off-street parking
- Sorry no smokers

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

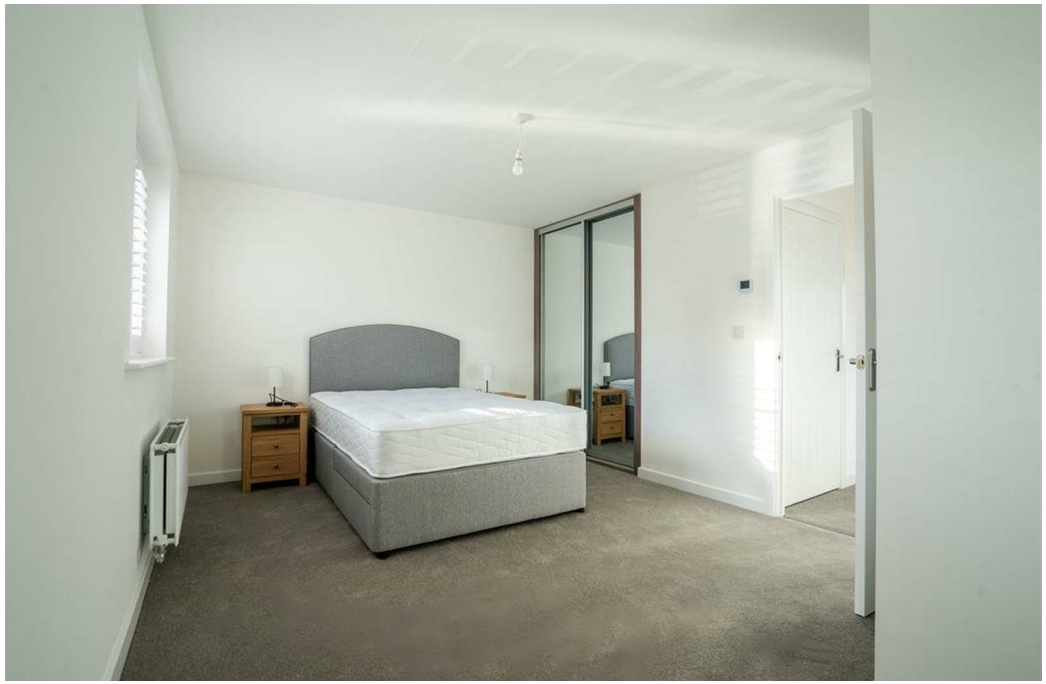
lettings@flickandson.co.uk
www.flickandson.co.uk

Kestrel Drive, Leiston

A beautifully presented brand new two bedroom home located on a modern development just a short distance from Sizewell C. GFCH. EPC B.

2 1 1 B

Council Tax Band: B





DESCRIPTION
Flick & Son are pleased to offer for rent this beautifully presented brand new two bedroom home located on a modern development just a short distance from Sizewell C.

ACCOMMODATION
Through the front door you are greeted into the entrance hall which leads through into fantastic living room. From here you walk through into a bright and spacious kitchen diner with doors to the garden. The downstairs accommodation is completed with a useful W/C.

Upstairs there are two generous bedrooms along with the main bathroom with shower over bath.

Outside to the rear there is a good size yet low maintenance garden. To the side of the property there is ample off street parking.

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

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 the 12th December 2026

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

The property is offered fully furnished.

Sorry no smokers.

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

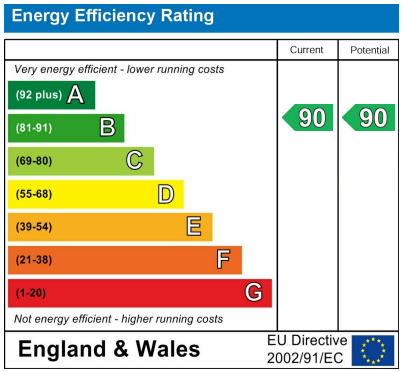


Conveyancing, Surveys & Financial Services

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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