

# Flick & Son

Coast and Country

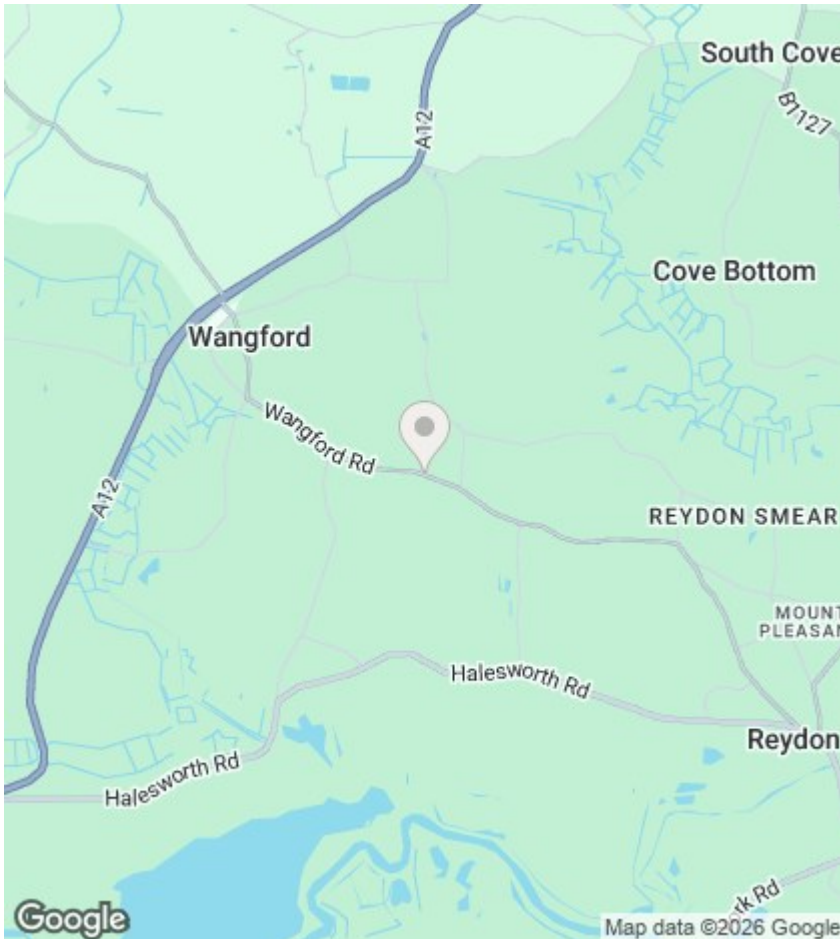


Reydon ,

Rent: £1,025 PCM,

Council Tax: Band B

- Delightful cottage
- Spacious kitchen/diner
- Garden
- Countryside views
- Holding deposit: £236.53
- Cosy sitting room
- Three bedrooms
- Off street parking
- EPC: E
- Sorry no smokers



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</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 delightful, deceptively spacious three bedroom cottage in a rural setting close to the popular coastal town of Southwold.

#### ACCOMMODATION

The downstairs of this cosy cottage comprises a sitting room with woodburner leading into a spacious kitchen/diner. The rear hallway provides access to the modern bathroom with shower over bath as well as the back door to the garden.

Upstairs there is a large master bedroom to the front with built in wardrobe, along with two further bedrooms.

Outside you find a patio garden immediately behind the house with a good size lawned garden beyond. There is also ample off street parking.

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

#### 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.

Occupying a prominent position on the Suffolk Heritage Coast a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops and is set around numerous greens and bordered by a large common. Southwold has a sandy beach with pier and the promenade is lined with colourful beach huts. To the south of the town lies the River Blyth and Southwold harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.

#### AVAILABILITY

The property is available from 21st August 2026

Council Tax: Band B

Deposit required: £1,182.69

Sorry no smokers

#### VIEWINGS

High Street, Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB

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