

# Flick & Son

*Coast and Country*



## Westleton, Suffolk

Rent: £1,350 PCM,



Council Tax: Band C

- Semi detached
- Spacious kitchen
- Master bedroom with ensuite
- EPC: E
- One small pet considered

- Characterful living room
- Ground floor bathroom
- Large garden
- Holding deposit: £311.53
- Village location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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 



Total area: approx. 118.3 sq. metres (1273.3 sq. feet)

## DESCRIPTION

Flick & Son are pleased to offer for rent this lovely, character three bedroom home which has been recently refurbished, located in the heart of the popular rural village of Westleton.

## ACCOMMODATION

Through the front door you are greeted into a useful inner hallway which leads into the generous living/dining room which has a lovely cosy feel with exposed beams. Accessed via the living/dining room you find the spacious kitchen with appliances leading to a rear hallway and the family bathroom with shower over bath.

Upstairs you find a fabulous master bedroom benefitting from a bright and airy ensuite shower room. There is a further double bedroom which leads into the third single bedroom.

Outside to the rear there is a large garden with patio area which is a real sun trap. To the front of the property you find a small front garden and the driveway.

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

## LOCATION

The ever popular village of Westleton lies about six miles northeast of the market town of Saxmundham, and only just over two miles east of the A12. Set around a traditional village green with restaurants, public houses, motor vehicle garage and a thriving village store and post office. The coastal village of Dunwich, RSPB Minmere, and National Trust Dunwich Heath are all close by.

## AVAILABILITY

This property is available from the 16th December 2025 for an initial twelve month term.

Council Tax: Band C

Deposit required: £1,557.69

One small pet considered. Sorry, no smokers.

## VIEWINGS

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

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