



Saxmundham,

£1,350 Per Month

- Semi-detached townhouse
- Master bedroom with ensuite
- EPC: TBC
- Part furnished/unfurnished
- Contemporary kitchen
- Two further double bedrooms
- Holding deposit: £311.53
- Spacious living/dining room
- Allocated parking
- Sorry no smokers

Montagu Drive, Saxmundham

A beautifully presented three bedroom townhouse located on a popular modern development, just a short distance from the town centre & train station.
GFCH. EPC TBC.



Council Tax Band: C



DESCRIPTION

Flick & Son are pleased to offer for rent this beautifully presented three bedroom townhouse located on a popular modern development, just a short distance from the town centre & train station.

ACCOMMODATION

Through the front door you are welcomed into an entrance hall which leads to the contemporary kitchen overlooking the front of the property. To the rear of the downstairs you find the bright, spacious living/dining room with doors to the garden. There is also the added benefit of a downstairs W/C.

On the first floor there are two generous bedrooms along with a modern family bathroom with shower over bath.

On the second floor you find a fabulous master bedroom benefitting from an ensuite shower room.

Outside there is a good size, low maintenance rear garden along with two allocated parking spaces.

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

LOCATION

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool St.

Saxmundham lies conveniently places about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.

AVAILABILITY

The property is available from the 25th August 2026.

Council Tax: Band C

Deposit required: £1,557.69

Sorry no smokers.

The property can be offered part furnished or unfurnished, landlord is flexible.

VIEWINGS

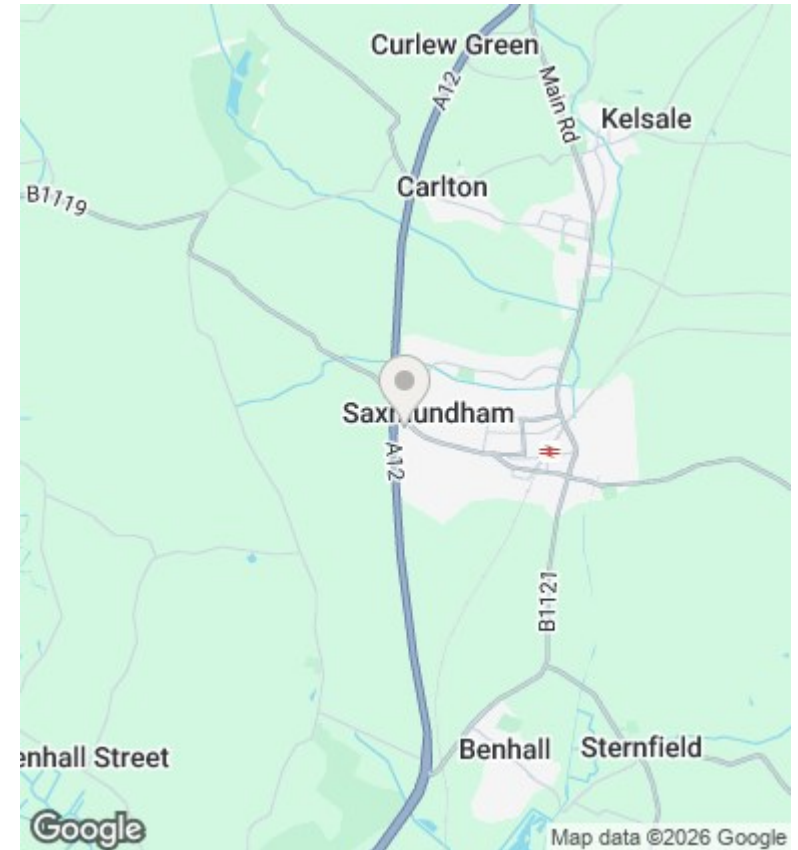
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.


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		
(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.