

# Flick & Son

Coast and Country



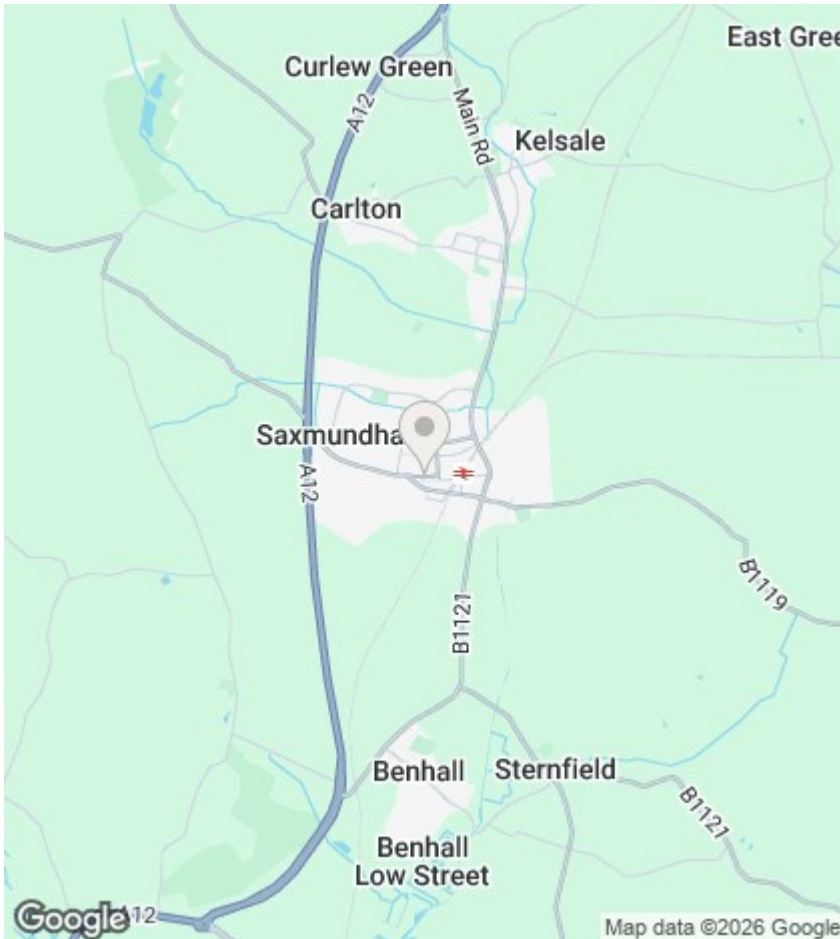
Saxmundham,

Rent: £4,500 Per Month,

Council Tax: Band C

- Detached bungalow
- Communal living space
- Three modern shower rooms
- EPC: B
- Sorry no smokers

- Full furnished
- Six double bedrooms
- Ample off street parking
- Holding deposit: £1,038.46
- Close to Sizewell C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>89</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	

#### DESCRIPTION

Flick & Son are pleased to offer for rent this fabulous, fully renovated six bedroom, three bathroom furnished bungalow located in the popular town of Saxmundham just a short distance from the Sizewell C project.

#### ACCOMMODATION

Step through the front door into a welcoming entrance hall. From here, you'll find a generous living room — the ideal communal space for relaxing evenings or socialising. The entrance hall also provides access to a practical utility room and the first of three stylish shower rooms.

To the right, the home opens into a beautifully finished kitchen and dining space. Beyond this are six fully furnished double bedrooms, each offering comfortable and private accommodation, alongside two additional contemporary shower rooms finished to a high standard.

Outside, the property continues to impress with a low-maintenance courtyard garden to the rear while the front offers ample off-street parking for multiple vehicles.

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

#### 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 12th June 2026

Deposit: £5,192.30

Sorry no smokers

The property is offered fully furnished.

**High Street, Saxmundham, Suffolk, IP17 1AB**

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

01728 633773

lettings@flickandson.co.uk

www.flickandson.co.uk