Balmforth
Estate Agents, Valuers & Letting Agents



3291M Meadow View, 1 Chapel Lane, Tuddenham,
Bury St. Edmunds, Suffolk, IP28 6SP

£3,895 per month

• Detached bungalow
• Five bedrooms
• Open plan living area
• Kitchen with appliances
• Bifolding doors to spacious rear gardens
• Two en-suite bathrooms
• Utility space
• Gated driveway

This stunning and unique five bedroom detached bungalow located in the village of Tuddenham is within fifteen minutes of both RAF bases. The property benefits from kitchen with appliances, open plan lounge/dining, log burner fire, bifolding doors open to large rear gardens, two en-suite bathrooms and off street parking to gated driveway.

Available: By Negotiation.
Heating: Gas Central Heating
Deposit: £4,490.00.
Council Tax: Band - E - £2,735.71 (2026/27) year.
(Active duty military members are exempt)

In more detail the property comprises of :
ENTRANCE PORCH:
Coat hooks.

ENTRANCE HALL:

LOUNGE/DINING:
Open plan lounge space with log burner, TV wall mount and bifolding doors to rear.

KITCHEN/BREAKFAST ROOM:
Range of wall and base units with integrated ovens, hob and extractor over, sink, dishwasher, fridge freezer, plate warmer, window to rear, bifolding door to rear.

BEDROOM ONE:
Window to rear and door to front.

EN-SUITE:
Suite comprising of low level WC, dual sinks, walk in shower cubicle, heated towel rail and window to front.

BEDROOM FOUR:
Window to front.

BEDROOM THREE:
Window to front.

BATHROOM:
Suite comprising of low level WC, hand basin set into vanity unit, walk in shower cubicle, jacuzzi bath, window to side and heated towel rail.

BEDROOM TWO:
Bifolding door to front.

UTILITY ROOM:
Inner hall space with range of wall and base units and space for washing machine and tumble dryer.

BEDROOM/OFFICE:
Bifolding doors and window to front.

EN-SUITE:
Suite comprising of low level WC and hand basin set into vanity unit, walk in shower cubicle and window to rear.

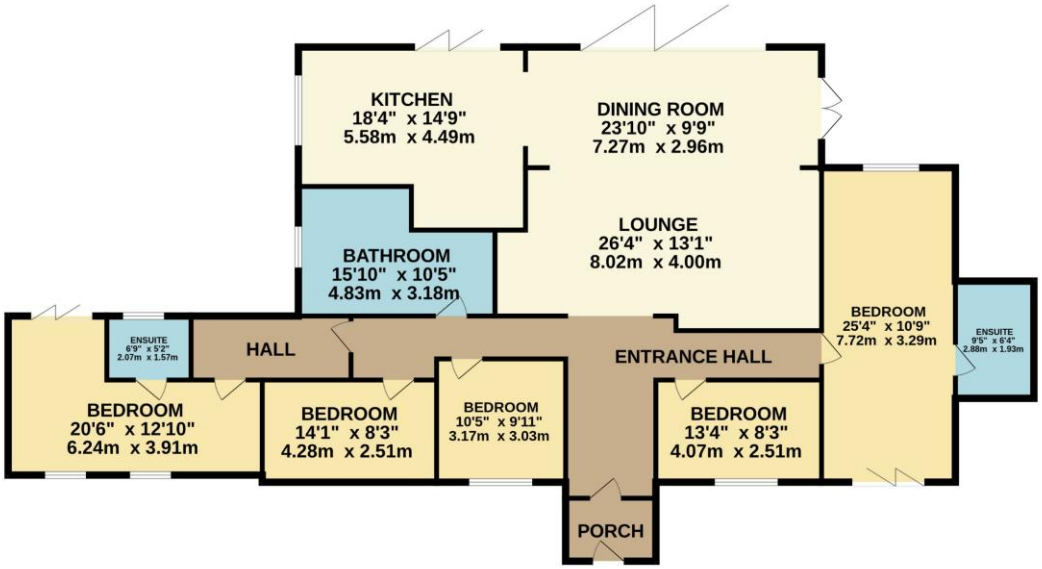
OUTSIDE:
Gated entrance to gravelled driveway for parking for a number of vehicles, grassed area with slabs leading to front entrance porch. Enclosed rear gardens mainly laid to lawn with patio area and views.

Viewings
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171 E: mildenhall@balmforth.co.uk





GROUND FLOOR
2158 sq.ft. (200.5 sq.m.) approx.



TOTAL FLOOR AREA : 2158 sq.ft. (200.5 sq.m.) approx.

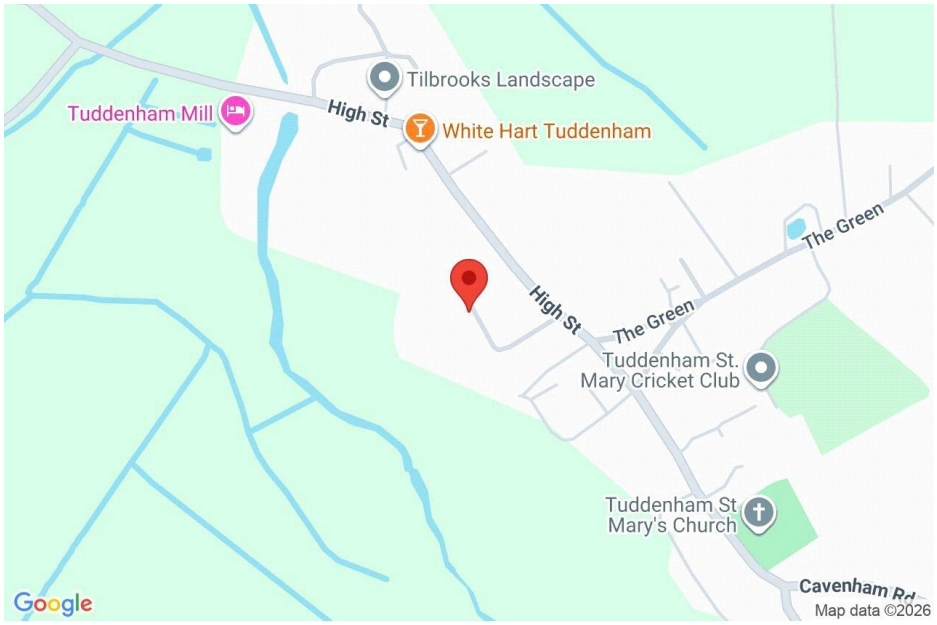
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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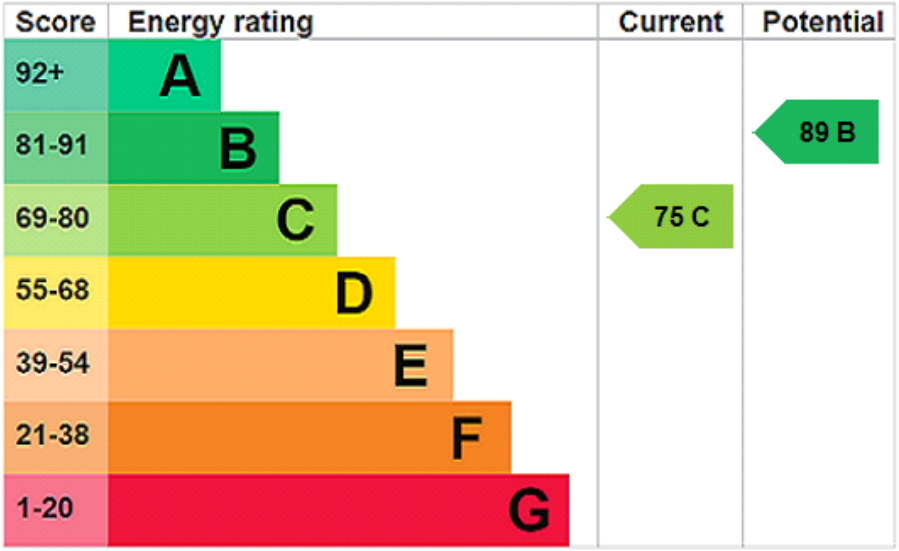






Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ





¦¦Tenancy Fees¦¦

** All Prices are inclusive of VAT **

Holding Deposit

For rents of £450-£874pcm =£100 holding deposit
For rents of £875-£1,299pcm =£200 holding deposit
For rents of £1,300+pcm =£300 holding deposit

Payable at time of application. If your application is successful and passes the references, a lease will be signed within 15 days and the holding deposit, with your acceptance, can go towards the full balance of monies due at move-in or be returned to you and the full balance will be due on move-in. Payment of the holding deposit will suspend the marketing of the property whilst the application is being processed.

Withdrawal of Application – The Holding Deposit will be kept for the time that the property is held and off the market, in the event that a tenant withdraws from their application without good reason or fails to take all reasonable steps to enter the tenancy agreement.
Move-in Costs -On or before move-in, the first month's rent and the deposit (normally equivalent of 5 weeks' rent) must be paid with cleared funds
Card Payment Charges – Payments made on Credit or Debit Cards registered within the European Economic Area: No Charge
Payments made on Credit or Debit Cards registered anywhere else (including USA): 3% Charge of monies paid on the card
Deposits – A deposit normally equivalent to a 5 weeks' rent is due at the time of move-in

¦¦Why use Balmforth¦¦

- Free Pick up and drop off service for viewings
- Open 7 days a week
- USAF Military clause included within leases
- All properties within 15 miles of Base

For further details please see our websites – www.balmforth.co.uk – for full up to date listings or www.balmforth-usaf.com – for local area guides and information

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DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – http://bit.ly/sW9JS5