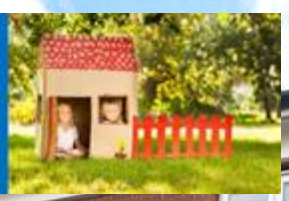
Balmforth
Estate Agents, Valuers & Letting Agents



1372M, 76 Bridge Farm Close, Mildenhall, Bury St Edmunds, Suffolk, IP28 7FF

£2,350 per month

- Five bedroom semi-detached house
- Short walk to town centre
- Family bathroom
- Gardens
- Garage for storage/parking
- Off street parking
- Five minutes from RAF Mildenhall
- Available Early September

This modern five bedroom semi-detached house is just five minutes from RAF Mildenhall. The property benefits from modern kitchen with some appliances and open plan dining area, three bedrooms with en-suite facilities, family bathroom, gardens and garage with off street parking.

Available: Early September.
Heating: Gas central heating.
Deposit: £2,710.00.
Council Tax: Band - E - £2,706.44 (2026/27) year.
(Active duty military members are exempt)
Agent Notes: Stock photo used.

In more detail the property comprises of:-
ENTRANCE HALL
CLOAKROOM:
White suite comprising of WC and hand basin, radiator and wall mirror.
KITCHEN/DINING:
Range of wall and base units, breakfast bar, double electric oven, gas hobs, sink, full height windows and doors to garden with blinds, light fitting.
LOUNGE:
Bay window to front.

ON THE FIRST FLOOR:-
BEDROOM TWO:
Window to rear with curtains.
EN-SUITE:
White suite comprising of WC and handbasin with shower cubicle and window.
BEDROOM FIVE:
Window to rear.
BEDROOM FOUR:
Doors to Juliet balcony with curtains, airing cupboard, walk in cupboard.
BATHROOM:
White suite toilet and hand basin, bath with shower over, window to front.

ON THE SECOND FLOOR:-
BEDROOM THREE:
Window to front.
EN-SUITE:
White suite comprising of low level WC and pedestal hand basin with shower enclosure and window.
PRIMARY BEDROOM:
Window to rear and fitted mirrored closets.
EN-SUITE:
White suite comprising of low level WC and hand basin, double shower enclosure, inset lighting, window.

OUTSIDE:
To the rear: Fully enclosed lawn and patio area, pedestrian access to garage.
To the front: Shrubs, driveway for two vehicles plus garage.

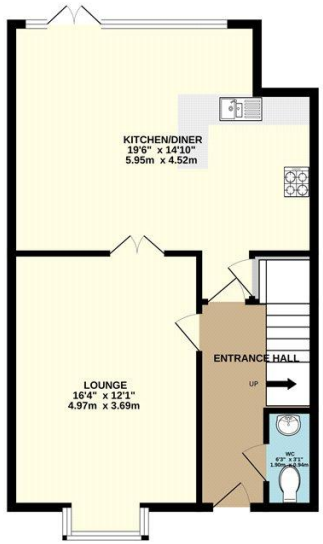
Viewings
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171 E: mildenhall@balmforth.co.uk



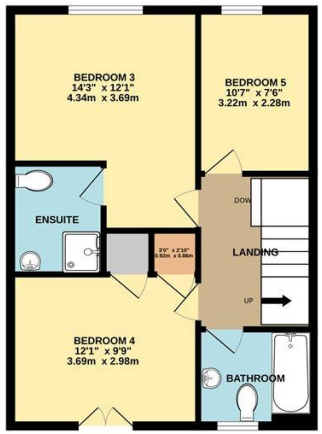




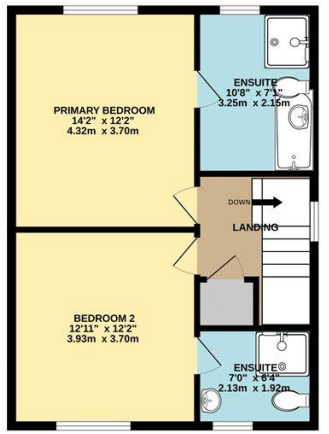
GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



2ND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



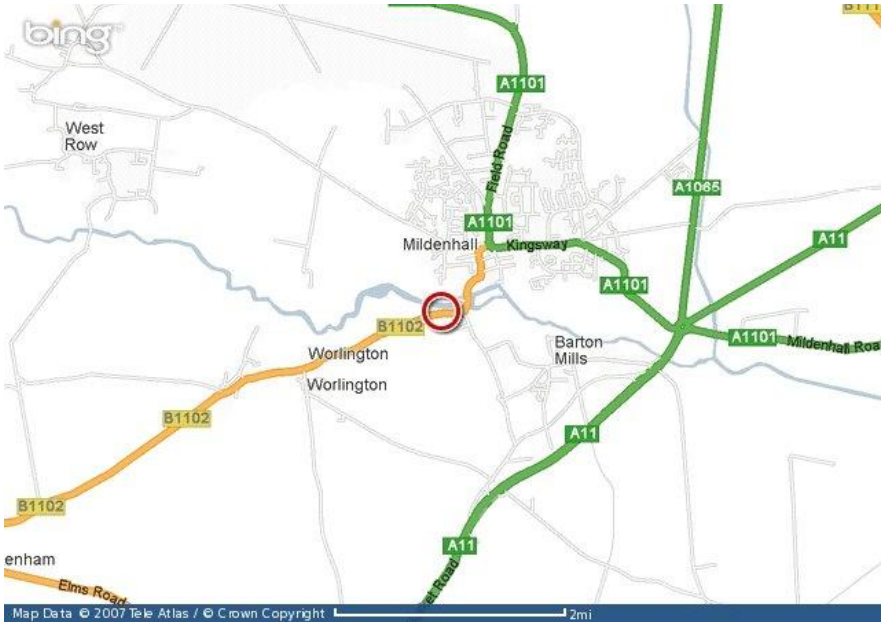
TOTAL FLOOR AREA : 1648 sq.ft. (153.1 sq.m.) approx.

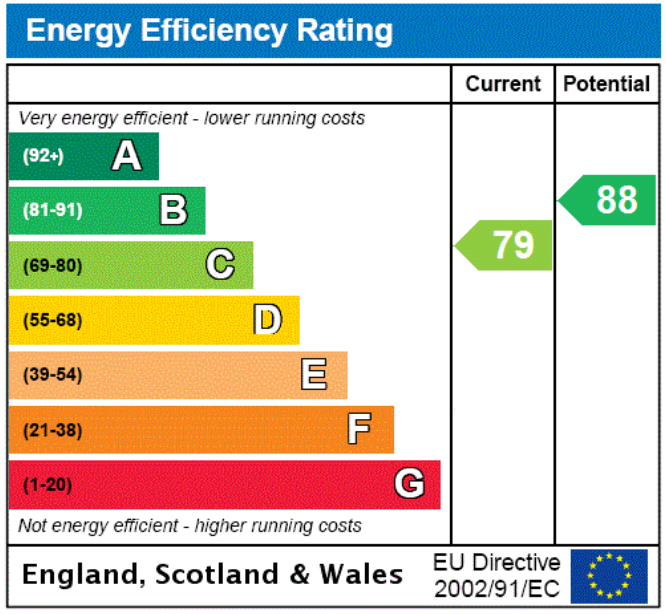
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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