Balmforth
Estate Agents, Valuers & Letting Agents





1440M, 7 Old Dairy Court, Mildenhall, Bury St Edmunds, Suffolk, IP28 7FG

£2,350 per month

• Five bedroom detached property
• Spacious accommodation throughout
• Two bedrooms with en-suite facilities
• Modern kitchen with some appliances
• Utility room with appliances
• Enclosed rear garden
• Five minutes from RAF Mildenhall
• Carport parking 2-3 vehicles
• Available Late September

This prestigious five bedroom detached house is situated in the town of Mildenhall just five minutes from RAF Mildenhall and ten minutes from RAF Lakenheath. The property benefits from spacious rooms throughout including, modern kitchen with some appliances with open plan dining, two bedrooms with en-suite facilities, family bathroom, utility room and carport with off street parking.

Available: Late 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 photos used.

In more detail the property comprises of:
ENTRANCE HALL:
Walk in storage cupboard, stairs to first floor.
CLOAKROOM:
Low level wc and pedestal hand basin.
KITCHEN/BREAKFAST ROOM:
Range of wall and base units, sink, integrated double electric oven with gas hob with extractor hood over, dishwasher and fridge freezer, windows and double doors to rear.
LOUNGE:
TV and tel. points, bay window to front, double doors and windows to rear.
DINING ROOM:
Windows to front and side.
UTILITY ROOM:
Range of base units, inset basin, wall mounted gas boiler, integrated washer/dryer, door and windows to rear.

ON THE FIRST FLOOR:
BEDROOM ONE:
TV and tel. points, open arch to dressing room, and windows to front and rear.
DRESSING ROOM:
Integrated double mirror fronted wardrobes and skylight window to rear.
EN-SUITE:
Low level wc, pedestal hand basin, separate shower cubicle, bath with shower attachment and window to front.
BEDROOM FOUR:
Windows to front and side.
EN-SUITE:
Low level wc, pedestal hand basin and shower and window to rear.
BEDROOM FIVE:
Window to front.
ON THE SECOND FLOOR:
BEDROOM TWO:
Skylight to rear and window to front.
BEDROOM THREE:
Skylight to rear and window to front.
FAMILY BATHROOM:
Low level wc, pedestal hand basin and bath with shower attachment and window.

OUTSIDE: Communal lawned area at the front of the property. Fully enclosed rear garden, mainly laid to lawn with patio area and pedestrian access gate leading to covered car port parking for 2-3 vehicles.

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





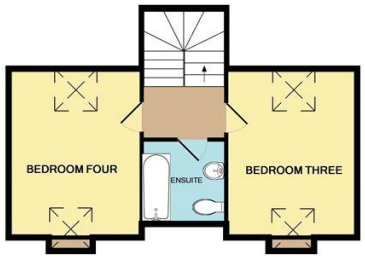




GROUND FLOOR
APPROX. FLOOR
AREA 768 SQ.FT.
(71.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 691 SQ.FT.
(64.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1846 SQ.FT. (171.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

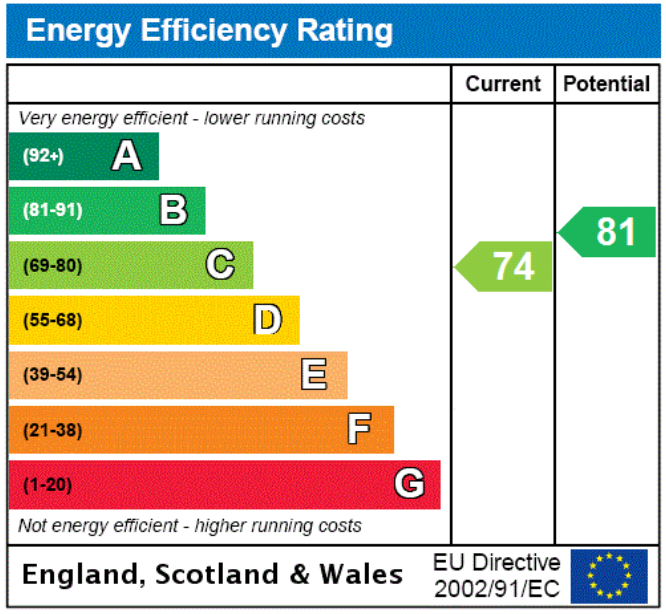
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Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ





¦¦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