Balmforth
Estate Agents, Valuers & Letting Agents



0385S, 5 Pintail Close, Lakenheath, Brandon,
Suffolk, IP27 9QE

£1,385 per month

- Entrance hall
- Kitchen
- Lounge/Dining area
- Primary bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Enclosed rear garden
- Single garage
- Off street parking
- Oil central heating

This three bedroom semi-detached house is just five minutes from RAF Lakenheath and ten minutes from RAF Mildenhall. The property benefits from modern kitchen with some appliances and open plan lounge/dining area, primary bedroom with en-suite, fully enclosed rear garden and off street parking leading to garage.

Available: Late November.
Heating: Oil central heating.
Parking: Off street parking to front gravelled driveway leading to single garage.
Deposit: £1,595.00.
Council Tax: Band - C - £2,019.20 (2026/27) year
(Active duty military members are exempt)
Agent's notes: Stock photos used.

In more detail the property comprises of:
ENTRANCE HALL:
Stairs to first floor and radiator.

CLOAKROOM:
White suite comprising of low level wc and pedestal hand basin.

KITCHEN:
Range of wall and base units, sink, integrated single cooker with hot plate hob and extractor hood over, space and plumbing for washer/dryer, free standing fridge, window to front and door to garage.

LOUNGE/DINING AREA:
TV and tel. points, under stairs storage cupboard and doors to rear garden.

ON THE FIRST FLOOR:

PRIMARY BEDROOM:
Integrated double wardrobe and window to front.

EN-SUITE:
Suite comprising of low level wc, pedestal hand basin and shower cubicle and window to front.

BEDROOM TWO:
Window to rear.

BEDROOM THREE:
Window to rear.

FAMILY BATHROOM:
Suite comprising of low level wc, pedestal hand basin and bath with shower over and window to side.

OUTSIDE:
Front garden mainly laid to lawn with shrubs and off street parking for up to two vehicles leading to single garage and pedestrian access to rear. Enclosed rear garden, mainly laid to lawn with small patio area and access to front.drive way to single garage with hook ups for US style washer and dryer. Rear enclosed garden mainly laid to lawn with patio area and oil tank.

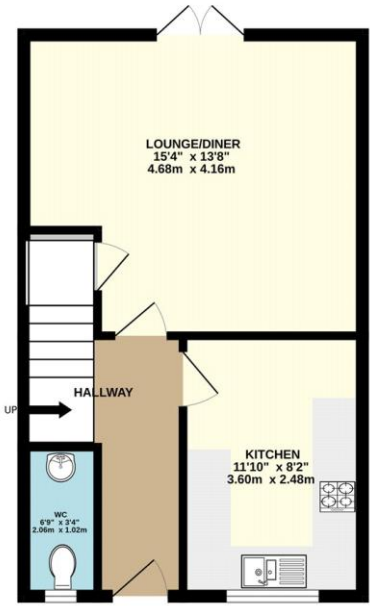
Viewings
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171 E: mildenhall@balmforth.co.uk



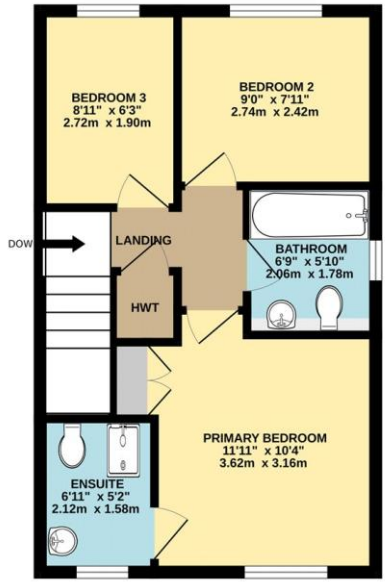




GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



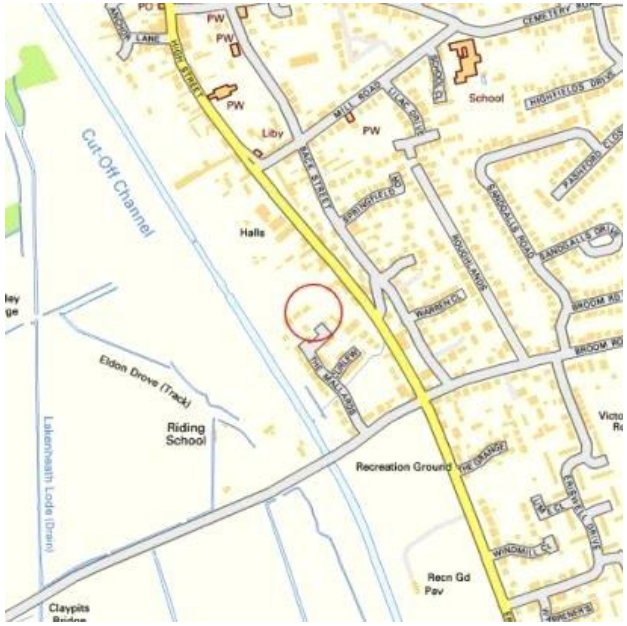
TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

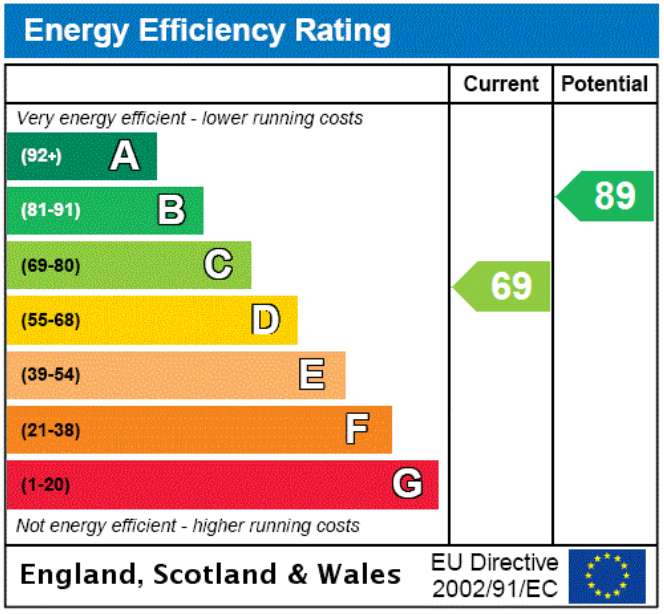
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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