Balmforth
Estate Agents, Valuers & Letting Agents



3343, 20 Wamil Way, Mildenhall, Bury St. Edmunds, Suffolk, IP28 7JU

£2,000 per month

• Semi-Detached house
• Kitchen with appliances
• Separate utility room
• Three bedrooms
• Primary bedroom with en-suite
• Finished to an exceptional standard
• Character Features
• Short walk to Town and Hub
• Close to Primary and High School

This luxury three bedroom semi-detached house located in Mildenhall is within close proximity of both RAF bases. The property benefits from full high-spec refurbishment throughout, including kitchen with appliances, primary bedroom with en-suite facilities, enclosed rear garden and off street parking.

Available: Now.
Heating: Gas central heating.
Parking: Off street parking to side for one car.
Deposit: £2,305.00.
Council Tax: Band - A - £1,535.08. (2026/27) year.
(Active duty military members are exempt)
Agent's note: Stock photo's used.

In more detail the accommodation comprises of:-
LIVING ROOM:
Exposed brick fireplace surround, windows to front and side.

KITCHEN/DINER:
Range of wall and base units with sink, oven with combination microwave/grill, hob with extractor over, fridge freezer and dishwasher. Understairs storage cupboard, stairs to first floor and double doors leading to rear garden.

UTILITY ROOM:
Range of units, space and plumbing for a washing machine and dryer, window to rear and side access door.

CLOAKROOM:
Suite comprising of low level WC, handbasin with unit below, window to rear and exposed original brickwork.

FIRST FLOOR
LANDING:

FAMILY BATHROOM:
Suite comprising of low level WC, hand basin set in vanity unit, LED-lit mirror, bath with waterfall shower over, heated rowel rail.

BEDROOM ONE:
Window to rear.

EN-SUITE:
Suite comprising of low level WC, floating hand basin, LED-lit mirror, walk-in double shower with waterfall shower fitting, heated towel rail and window to rear.

BEDROOM TWO:
Window to front.

BEDROOM THREE:
Window to front.

OUTSIDE
Off street parking directly to the side of the property; access via gate to rear garden - garden has newly laid tiles with large patio area; steps leading to lawned section.

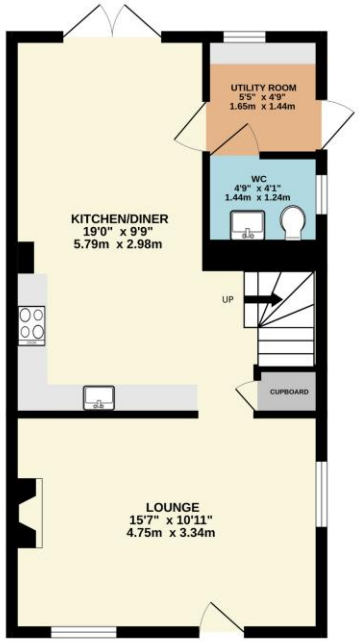
Viewings
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171 E: mildenhall@balmforth.co.uk



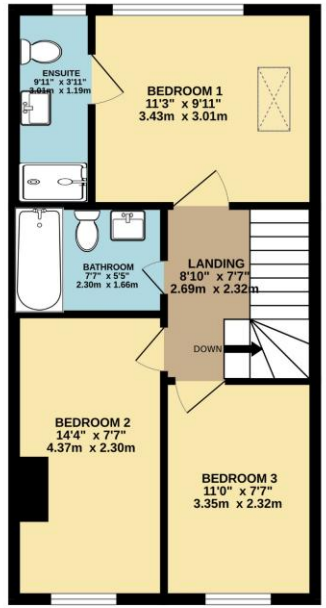




GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



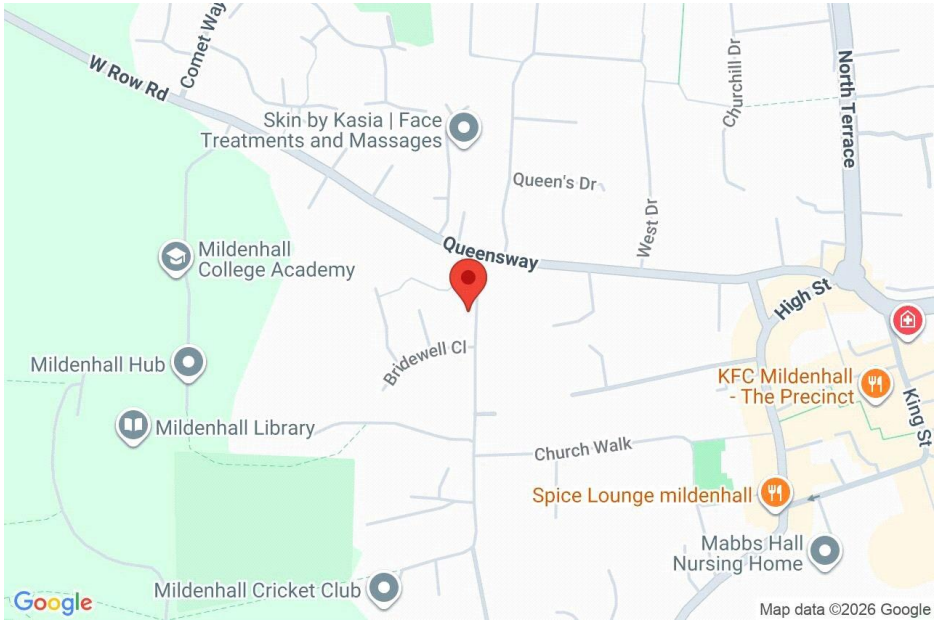
TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.

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



Energy Performance Chart to follow

¦¦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