Balmforth
Estate Agents, Valuers & Letting Agents



1025, 79 Mill Park Gardens, Mildenhall, Bury St Edmunds, Suffolk, IP28 7FE

£2,350 per month

• Four bedroom detached house
• Kitchen with some appliances
• Primary Bedroom with en-suite
• Three further bedrooms
• Family bathroom
• Enclosed rear garden
• Single garage
• Off street parking
• Gas Central Heating
• Available Early December.

This modern four bedroom detached house is located on the popular 'Mill Park Gardens' development in the town of Mildenhall just five minutes from RAF Mildenhall and ten minutes from RAF Lakenheath. The property benefits from modern kitchen with some appliances, separate lounge to dining room, study, utility room, primary bedroom with en-suite, further three bedrooms and garage with off street parking.

Available: Early December.
Heating: Gas central heating.
Parking: Off street parking to front leading to garage.
Deposit: £2,710.00.
Council Tax: Band - E - £2,814.31. (2026/27) year.
( Active duty members are exempt )
Agent notes: Stock photos used and floorplan is of similar lay out property.
The landlord of this property requires an affordability pass of 4.5x the rent.

In more detail the property comprises of:

ENTRANCE HALL:

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

KITCHEN:
Range of wall and base units, one and a half sink and drainer, integrated double oven with gas hob and extractor hood over, integrated microwave, integrated fridge freezer, integrated dishwasher.

UTILITY:
Space and plumbing for washer/dryer and door to side.

LOUNGE:
TV and tel. points.

STUDY:
Tel. point, storage cupboard, Window to rear.

DINING ROOM:
Double doors to conservatory.

CONSERVATORY :
Patio doors to rear garden.

ON THE FIRST FLOOR:

PRIMARY BEDROOM:
TV point.

EN-SUITE:
White suite comprising of low level wc, pedestal hand basin and double shower cubicle.

BEDROOM TWO:

BEDROOM THREE:

BEDROOM FOUR:

FAMILY BATHROOM:
White suite comprising of low level wc, pedestal hand basin and bath with shower over.

OUTSIDE:
Front garden with shrubs and off street parking up to two vehicles and allocated parking for one vehicle leading to single garage and pedestrian access to rear. Fully enclosed rear garden, mainly laid to lawn with patio area and access to front.

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



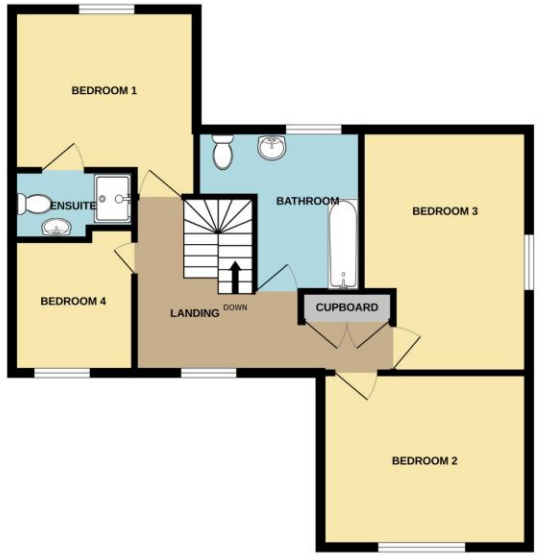




GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.




1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



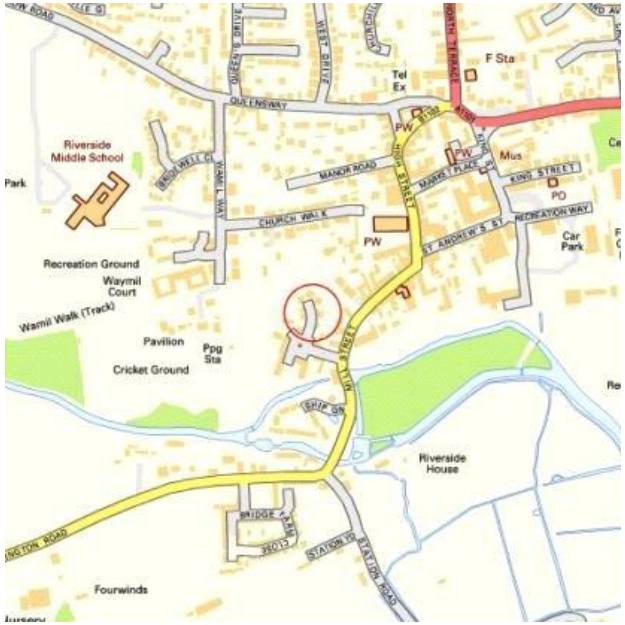

TOTAL FLOOR AREA : 1501 sq.ft. (139.4 sq.m.) approx.

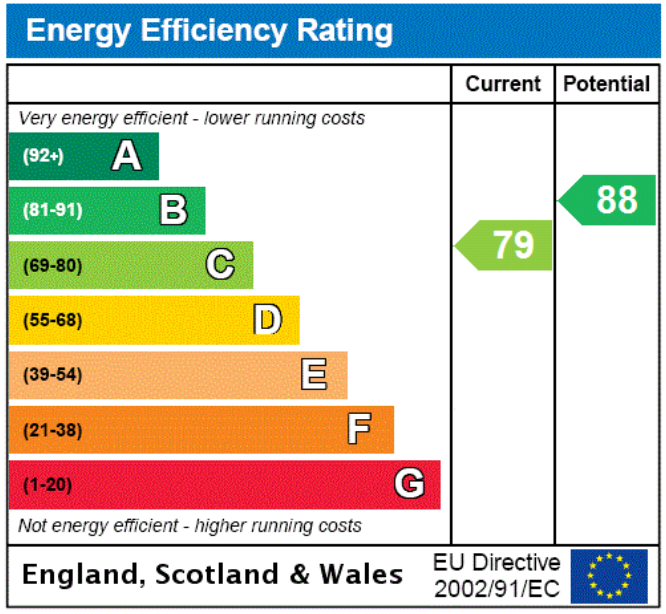
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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