



Adlers Lane, Westhumble, Surrey, RH5 6AS

Available October

£2,800 pcm

Adlers Lane, Westhumble, Surrey, RH5 6AS

- AVAILABLE OCTOBER
- UNFURNISHED
- FIVE BEDROOM DETACHED PROPERTY
- GOOD SIZE SOUTH FACING REAR GARDEN
- SINGLE GARAGE AND DRIVEWAY PARKING
- WALKING DISTANCE OF WESTHUMBLE STATION
- TWO BATHROOMS
- LARGE RECEPTION ROOM
- KITCHEN BREAKFAST ROOM
- PRIVATE ROAD



171 High Street, Dorking
Surrey, RH4 1AD

Tel 01306 877618
dorkinglettings@patrickgardner.com
www.patrickgardner.com

THE PROPERTY

An attractive and spacious detached property situated in the popular village of Westhumble within a private road. Offering flexible accommodation over two floors with the benefit of a spacious garden, driveway parking and garage. Excellent access to Westhumble train station.

ENTRANCE HALL

Spacious hall with two storage cupboards, one housing the washing machine

KITCHEN/BREAKFAST ROOM

New fitted kitchen with grey units and wooden worktops, electric oven and grill with electric hob, dishwasher. Space for a dining table and access to the rear garden.

RECEPTION ROOM

Double aspect with fireplace and access to the garden.

STUDY/BEDROOM FIVE

Ground floor with airing cupboard.

GROUND FLOOR BATHROOM

White suite with separate shower cubicle.

BEDROOM ONE

Double room located on the ground floor.

BEDROOM TWO

Double bedroom located on the ground floor.

BEDROOM THREE

Small double with eves storage.

FIRST FLOOR BATHROOM

White suite with shower over the bath.

BEDROOM FOUR

Small double bedroom.

GARDEN

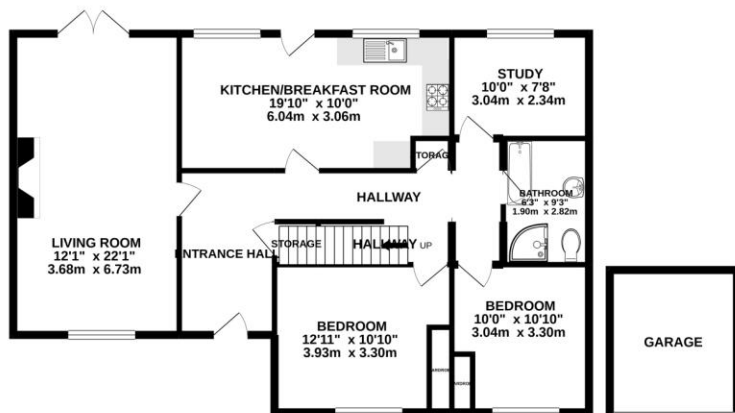
Enclosed south facing rear garden mainly laid to lawn, patio area and rear access to the garage. Front garden with spacious driveway.

Energy Rating - D

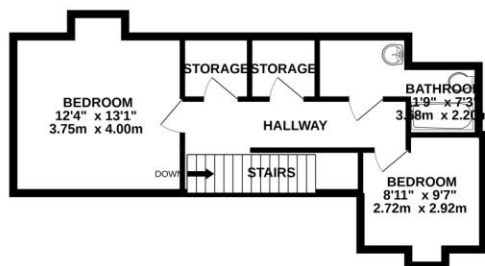
Council Tax Band - G



GROUND FLOOR
1120 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1546 sq.ft. (143.6 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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INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by debit card or bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

References

We use the referencing company, Rightmove Tenant Services. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.

