



Westcott Street, Westcott, Dorking, RH4 3NU

Available early June 2024

£2,500 pcm inc gardener



**Westcott Street, Westcott, Dorking, RH4 3NU**

- AVAILABLE EARLY JUNE 2024
- UNFURNISHED
- THREE BEDROOM TERRACED HOUSE
- TWO BATHROOMS INCLUDING ENSUITE
- KITCHEN BREAKFAST ROOM
- SOUTH FACING REAR GARDEN WITH INCLUDED GARDENER
- ALLOCATED PARKING FOR 2 CARS
- POPULAR VILLAGE LOCATION
- WITHIN 2 MILES OF DORKING TOWN CENTRE
- PRIVATE DEVELOPMENT



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### THE PROPERTY

An outstanding three-bedroom terraced property set within a small private development in the village of Westcott. Westcott village is just to the west of Dorking Town centre with its extensive range of local amenities and leisure facilities all within easy reach. The property is situated within a private drive with access to local countryside walks from the doorstep.

### ENTRANCE HALL

Spacious entrance hall with storage cupboard and cloakroom w/c.

### LOUNGE

Double doors from the hallway lead into a spacious lounge with further double doors onto the south facing rear garden.

### KITCHEN/BREAKFAST ROOM

Well equipped kitchen with bay window, sink with integrated drainer, dishwasher, washing machine and fridge freezer. Gas hob with extractor and electric oven.

### BATHROOM

First floor bathroom with shower cubicle and separate bath, wash hand basin and w/c.

### LANDING WITH AIRING CUPBOARD

### MASTER BEDROOM

Double bedroom with integrated wardrobes and south facing to the rear.

### ENSUITE TO MASTER BEDROOM

Fully tiled suite with shower over the bath, wash hand basin and w/c.

### BEDROOM TWO

Double bedroom.

### BEDROOM THREE

Double bedroom.

### GARDEN

Front and rear garden, rear garden faces south with beautifully kept shrubs and trees with included gardener.

### PARKING

The development is located on a private drive serving a small number of properties with 2 allocated car parking spaces.

**Energy Rating - B**

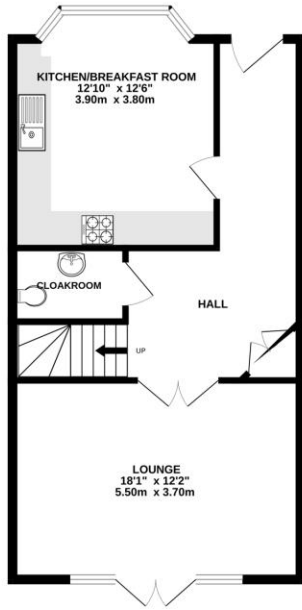
**Council Tax Band - F**



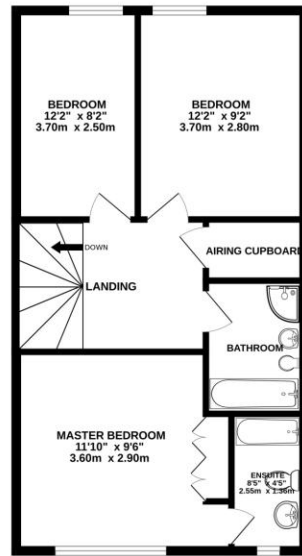




GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error or omission of the floorplan. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency until they are green.  
Made with Memphis 13/2/21

## INFORMATION FOR TENANTS

### Holding Deposit

We require one weeks' rental, payable by 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.

