



St Pauls Mews, Dorking, Surrey, RH4 2HP

Available mid August

£2,950 pcm

## St Pauls Mews, Dorking, Surrey, RH4 2HP

- AVAILABLE MID AUGUST
- UNFURNISHED
- HIGH QUALITY FITTINGS THROUGHOUT
- FOUR BEDROOMS
- THREE BATHROOMS
- GARAGE IN BLOCK
- ST PAULS SCHOOL CATCHMENT AREA
- WALKING DISTANCE TO DORKING TOWN CENTRE
- COUNCIL TAX BAND - G
- ENERGY RATING - C



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### THE PROPERTY

A spacious four bedroom home situated in an ideal location for St Pauls School and the Town Centre. A quiet private road with the added benefit of driveway parking and a garage.

### ENTRANCE HALL

With downstairs cloakroom w/c and separate under stairs storage cupboard.

### KITCHEN/DINER

23' x 11' 2" (7.01m x 3.4m) Double access onto hallway, electric oven, gas hob, dishwasher, washing machine, integrated separate fridge and freezer, white units with tiled flooring.

### RECEPTION ROOM

20' 9" x 14' 1" (6.32m x 4.29m) Double doors onto conservatory, gas fireplace, laminate wood flooring extending into the entrance hall, open plan to the conservatory.

### CONSERVATORY

10' 5" x 7' 10" (3.18m x 2.39m) Tiled floor, blinds and access to the rear garden and patio.

### FAMILY BATHROOM

White suite with shower over bath, tiled throughout.

### MASTER BEDROOM

16' 9" x 11' 3" (5.11m x 3.43m) Spacious double with en suite bathroom.

### EN SUITE BATHROOM

9' 7" x 6' 10" (2.92m x 2.08m) Bath and separate shower cubicle, tiled throughout.

### BEDROOM TWO

9' x 11' 5" (2.74m x 3.48m) Rear bedroom.

### BEDROOM THREE

11' 11" x 10' 8" (3.63m x 3.25m) Fitted wardrobes.

### BEDROOM FOUR

11' 5" x 20' 1" (3.48m x 6.12m) Top floor bedroom with en suite shower room.

### EN SUITE SHOWER ROOM

Shower cubicle, white suite and tiled flooring.

### OUTSIDE

Driveway parking with garage in block, private rear garden with lawn and patio area, storage shed.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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.

