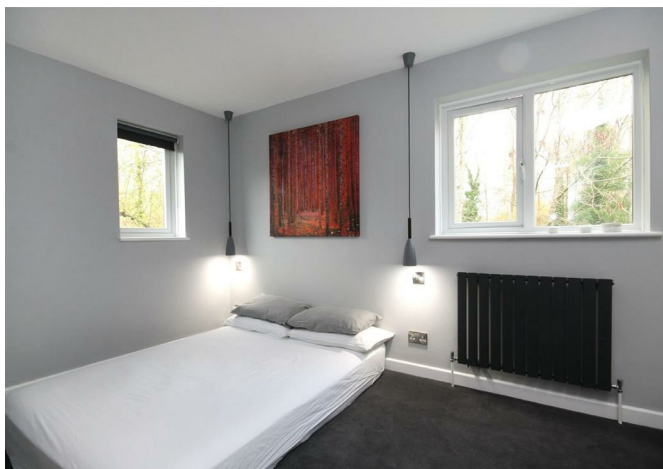




Treelands, North Holmwood, Dorking, RH5 4TE

£1,250 PCM



- AVAILABLE AUGUST
- ONE BEDROOM HOUSE
- OPEN GARDEN AREA OVERLOOKING A POND
- ALLOCATED PARKING
- PEACEFUL VILLAGE LOCATION
- UNFURNISHED
- FINISHED TO A VERY HIGH STANDARD THROUGHOUT
- ENSUITE WALK IN SHOWER ROOM
- KITCHEN WITH INTEGRATED APPLIANCES



## Description

### THE PROPERTY

Smart one bedroom house that has been finished to a very high standard throughout featuring an open garden area, parking and high quality fixtures and fittings throughout. Situated in the popular village of North Holmwood in a quiet residential location overlooking the balancing pond.

### KITCHEN LIVING SPACE

Modern fitted kitchen with integrated appliances including a washer/dryer, dishwasher, fridge freezer, microwave, electric oven and hob with extractor. Open plan to the lounge area featuring a folding wall mounted table, large under stairs cupboard and views to the balancing pond.

### BEDROOM

Double bedroom with integrated wardrobe, sliding wardrobe doors to be fitted, low level side table lighting.

### ENSUITE SHOWER ROOM

Fully tiled shower room with large walk in shower, heated towel rail, w/c, wash hand basin with under storage and backlit mirror.

### GARDEN

Front and side garden with patio and lawn area.

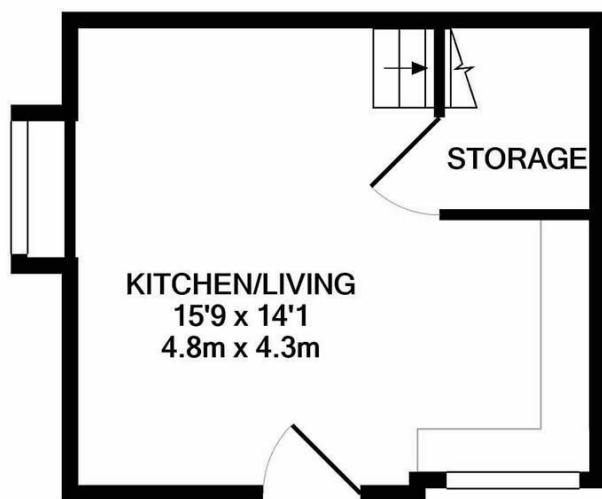
### EXTRAS

Allocated parking.

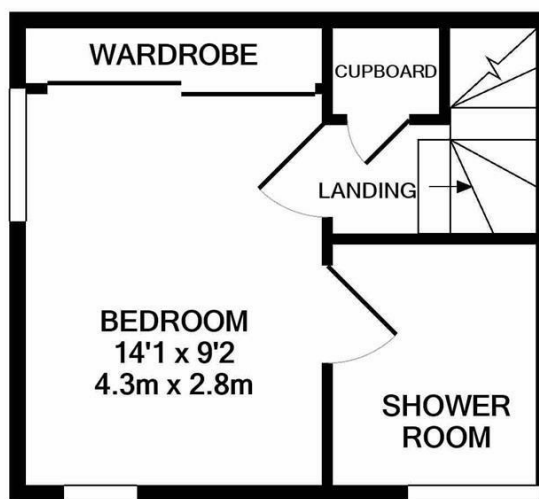
The lighting in the property supports most wireless voice activated hub devices or can be used using standard on/off manual wall mounted switches.

<b>EPC</b>	C
<b>Council Tax Band</b>	C





GROUND FLOOR  
APPROX. FLOOR  
AREA 224 SQ.FT.  
(20.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 219 SQ.FT.  
(20.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 444 SQ.FT. (41.2 SQ.M.)

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, Lettings in a Box. 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.

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**patrick  
gardner**  
LETTINGS