



Westhumble Street, Westhumble, Dorking, RH5 6AF

£2,500 PCM



- AVAILABLE OCTOBER 2025
- FULLY FURNISHED
- SOUGHT AFTER GATED DEVELOPMENT
- GARDEN AREA WITH PATIO
- A STONE THROW OF WESTHUMBLE STATION
- SHORT TERM LET
- TWO BEDROOM TERRACED HOUSE
- KITCHEN BREAKFAST ROOM
- EXTENSIVE COMMUNAL GROUNDS
- OFF STREET RESIDENTS PARKING

Description

ENTRANCE HALL

Front door into entrance hall with wooden unit, under stair cupboard, cloakroom w/c.

KITCHEN/BREAKFAST ROOM

20' 8" x 8' 6" (6.3m x 2.6m) A range of fitted units with washer dryer, electric oven and gas hob, extractor fan, integrated fridge/freezer, dishwasher. Table and chairs, a range of cooking utensils and tableware.

LOUNGE

16' 0" x 19' 4" (4.9m x 5.9m) Decorative fireplace and doors to the patio area with excellent views to Box Hill. Two sofas, two chairs, side tables and book shelf.

FIRST FLOOR LANDING

Spacious landing with desk unit, storage cupboard.

BEDROOM ONE

13' 5" x 14' 1" (4.1m x 4.3m) Spacious double with fitted mirrored wardrobes, super king bed (bedding not included) chest of drawers, two bedside cabinets, chair, chest and sideboard.

EN SUITE SHOWER ROOM

Walk in shower, w/c, basin with vanity unit, bath with handheld shower.

BEDROOM TWO

12' 5" x 16' 0" (3.8m x 4.9m) Spacious double with king size bed (bedding not included) storage chest, two bedside tables, chair, desk and fitted wardrobes.

EN SUITE BATHROOM

Shower over bath, w/c, basin.

OUTSIDE

Rear paved patio opening onto communal lawn, extensive communal grounds with views to Box Hill and seating areas. Gated drive leading into residents parking area, bin store and bike storage.

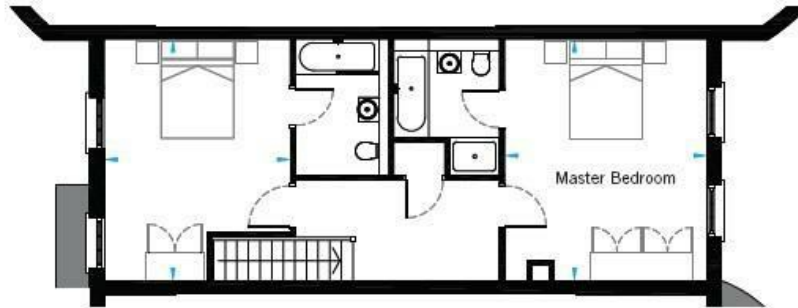
EPC

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Council Tax Band

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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 Referencing. 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.

171 High Street, Dorking, Surrey, RH4 1AD

Tel: 01306 877618 **Email:** dorkinglettings@patrickgardner.com

<https://www.patrickgardner.com/>

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LETTINGS