



**Trueman
Letting
Company**



**30 West Street
Surrey**

£1,195 PCM

A characterful two bedroom period cottage available to rent. The cottage is located in the heart of Farnham Town Centre retaining many original features with a wealth of exposed timbers and beams and a small courtyard garden. Permit parking via the Council. EPC Rating E Council Tax band C (Waverley Borough Council)

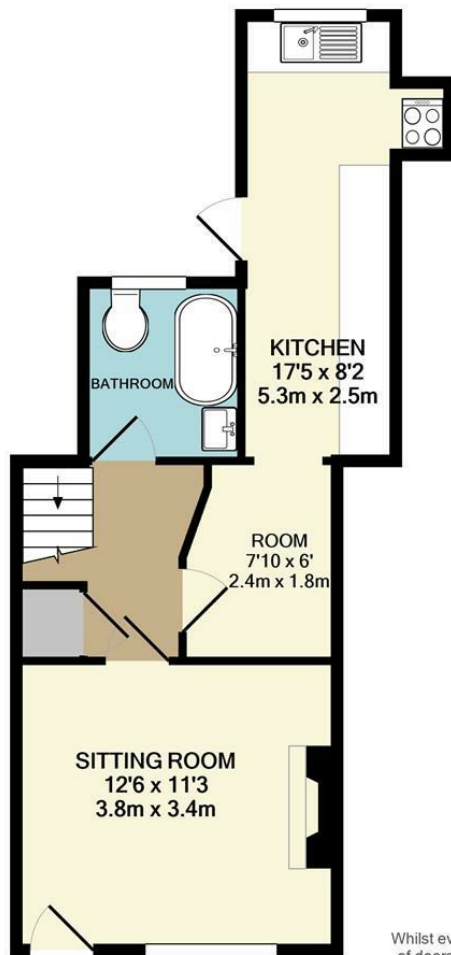


- Lounge with feature fireplace • Small study area • Bathroom with hand held mixer shower over the bath • Refitted kitchen with appliances

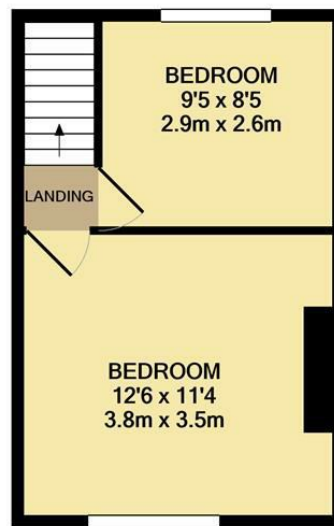


- Master bedroom • Single bedroom • Courtyard garden • Permit parking • Electric heating • EPC E
- COUNCIL TAX BAND C





GROUND FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 241 SQ.FT.
(22.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 634 SQ.FT. (58.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		81
	40	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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