



**Trueman  
Letting  
Company**



**10 Ellerton Way  
Farnham**

**£1,400 PCM**

A very well presented modern two bedroom home with two bathrooms built to a high specification by Bewley Homes in 2007. The property is located in a private development in Wreclesham Village and within walking distance of local shops and amenities. The property is one mile away from the main line station and Farnham Town Centre. Garden and one parking space. Historic photos. EPC C, COUNCIL TAX BAND D.



- Entrance Hall with cloakroom • Lounge / Dining room with patio doors to the garden • Kitchen with integrated Bosch appliances

#### ENTRANCE HALL

#### CLOAKROOM

#### KITCHEN

Luxury Kitchen with Bosch integrated appliances including electric oven, gas hob, slim line dishwasher, washer/dryer & fridge/freezer

#### MASTER BEDROOM

Master bedroom with built in wardrobes and en-suite shower room

#### BEDROOM

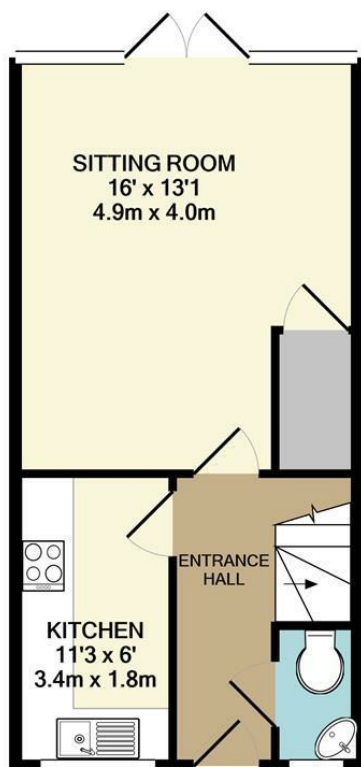
Second double bedroom with built in wardrobes and en-suite bathroom

#### GARDEN

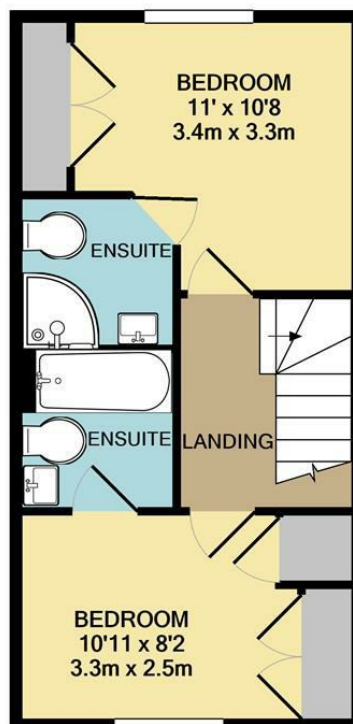
#### ALLOCATED PARKING



- Master bedroom with built in wardrobes and en-suite bathroom • Second double bedroom with built in wardrobes and en-suite bathroom • Landscaped rear garden • Allocated parking space • EPC C Council Tax Band D



GROUND FLOOR  
APPROX. FLOOR  
AREA 357 SQ.FT.  
(33.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(33.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 712 SQ.FT. (66.2 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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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>74</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

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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