

To Let : Badgers Walk, Lower Shiplake, RG9 3JQ

Four bedroom detached house in the popular village of Lower Shiplake. The property benefits from a double garage and outside garden room which could be used as a home office. Available Beginning of June. EPC rating D



Parquet flooring throughout the majority of the ground floor. The lounge/ diner features a coal effect gas fireplace and a large curved bay window creating a bright reception room. The open plan kitchen breakfast room runs the width of the house and provides ample space for a dining table and has patio doors out to the garden. The kitchen is well fitted with built in appliances including an American style fridge freezer. There is a dual aspect study and w.c. The first floor comprises master bedroom overlooking the garden and an ensuite shower room. There are three further double bedrooms, all benefiting from plenty of light. The family bathroom is fitted with a bath with a shower over.

To Let: £3,250pcm Unfurnished EPC rating D

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Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

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- Local Authority: South Oxfordshire District Council
- Council Tax: Band G
- Energy Performance Certificated: Band D
- Rent: £3,250.00 per calendar month exclusive of all connected utilities and council tax
- Term: A minimum term of 12 months unless otherwise agreed in advance.
- Mains connected services for Gas, Electric, Water and Drainage
- Please note the loft space is excluded from tenants use.

All negotiations for any rental contract are 'Subject to Contract' and 'without prejudice'.

If you are interested in renting this or any other property that Simmons and Sons Surveyors LLP are offering, please email the terms of your offer to the individual or office dealing with the property.

We have a legal duty to check every tenant has the Right to Rent in the UK. Therefore, please provide us with a copy of your original ID in the form of a passport, biometric resident card, or identity card in order for this to be certified.

To comply with our due diligence procedure, we require proof of address before you move into the property which can be either a bank statement or utility bill, this must be dated within the last 3 months. We can accept scanned copies. Please note driving licence cannot be accepted.

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. If at any time during that extended period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm and your Landlord.

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