



Clinton Road, Leatherhead, KT22 8NU

Available NOW

£1,950 pcm

Clinton Road, Leatherhead, KT22 8NU

- AVAILABLE NOW
- UNFURNISHED
- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- GAS CENTRAL HEATING
- GARAGE AND DRIVEWAY PARKING
- LOCATED IN QUIET RESIDENTIAL ROAD
- WALKING DISTANCE OF TOWN AND STATION



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THE PROPERTY

Three bedroom semi detached bungalow located in quiet residential road within a short walk of Letterhead town centre and close to mainline station. With two reception rooms, fitted kitchen, lovely garden, garage and driveway parking

ENTRANCE HALL

With airing cupboard

BATHROOM

Fully tiled with white suite, shower over the bath and heated towel rail

RECEPTION ROOM

Spacious room with bay window, decorative fireplace and alcove shelving

BEDROOM 1

Large double room with window overlooking the rear garden

KITCHEN

A range of full and wall hung units, waste height electric double oven, gas hob, slim dishwasher and washing machine, door to the rear garden

DINING ROOM

Dining room:

Open plan to kitchen with further integrated storage with fridge freezer and sliding doors to the rear lean to

LEAN TO

Lean to:

Wooden lean to with door to rear garden

BEDROOM 2

Small double

BEDROOM 3

Small double

GARDEN

Large very well kept landscaped garden with mature shrubs and fruit trees, patio area.

GARAGE

Front and side access

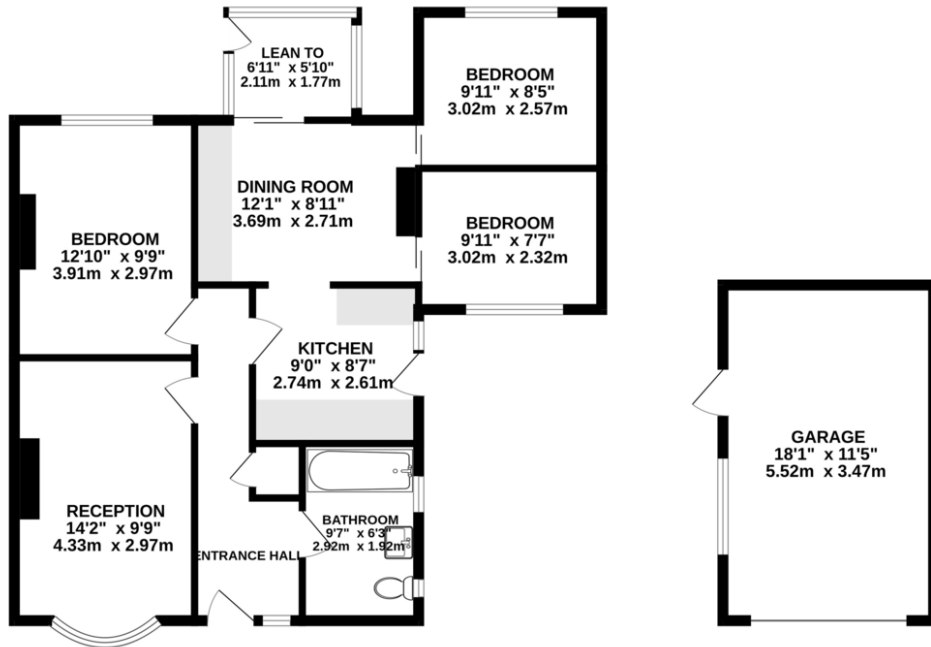
DRIVEWAY PARKING

EPC Band E

Council Tax Band E



GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, Rightmove Tenant Services. 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.

