



Monks Green, Fetcham, Leatherhead, KT22 9TW

Available 9 October 2024

£2,250 pcm

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- AVAILABLE 9 OCTOBER 2024
- UNFURNISHED
- THREE BEDROOM SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN
- SPACIOUS LIVING AREA

- CONSERVATORY
- FAMILY BATHROOM WITH SEPARATE SHOWER
- REAR GARDEN WITH PATIO AREA
- SINGLE GARAGE AND AMPLE PARKING IN DRIVEWAY
- CLOSE TO LOCAL SHOPS AND SCHOOLS



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THE PROPERTY

Spacious three bedroom semi detached house close to Fetcham village and local shops and schools. With spacious living area leading to conservatory, rear garden with patio area and large driveway with parking for a number of cars

FRONT DOOR TO HALLWAY

With doors to

CLOAKROOM

With w.c and hand basin

LIVING ROOM

With large bay window and fireplace with gas fire. Leading to second reception room with double bifold doors to:

CONSERVATORY

With tiled floor and double doors to garden

KITCHEN

With a range of pale wood floor and wall units and integrated appliances, tiled floor, spotlights and door to conservatory

STAIRS TO FIRST FLOOR

With doors to:

BATHROOM

With corner bath, hand basin, w.c, separate shower unit and mirrored wall cabinet

BEDROOM 1

Light and spacious room with bay window and carpet

BEDROOM 2

With a range of fitted wardrobes and cupboards and neutral carpet

BEDROOM 3

REAR GARDEN

With lawn and patio area

LARGE DRIVEWAY

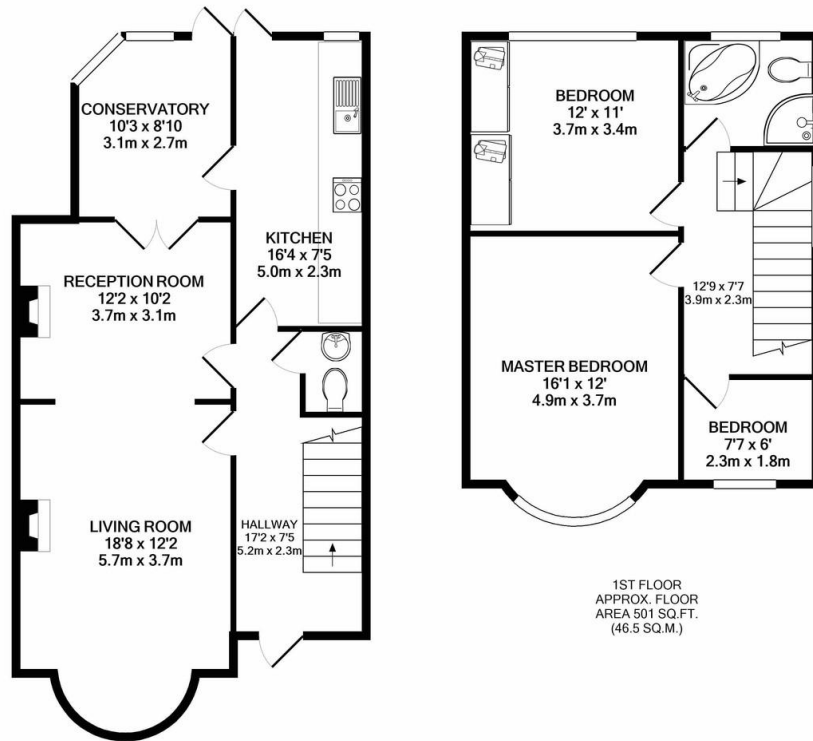
With ample parking for cars

SINGLE GARAGE

COUNCIL TAX BAND E

EPC BAND D





GROUND FLOOR
APPROX. FLOOR
AREA 664 SQ.FT.
(61.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1165 SQ.FT. (108.2 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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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.

