



£2,000 pcm

Yew Tree Drive | Guildford

STUDENTS WELCOME* *COVID SAFE PHYSICAL VIEWINGS AVAILABLE

Cobbles are proud to present this 5 bedroom student house, complete with two bathrooms and off street parking for two cars on the driveway

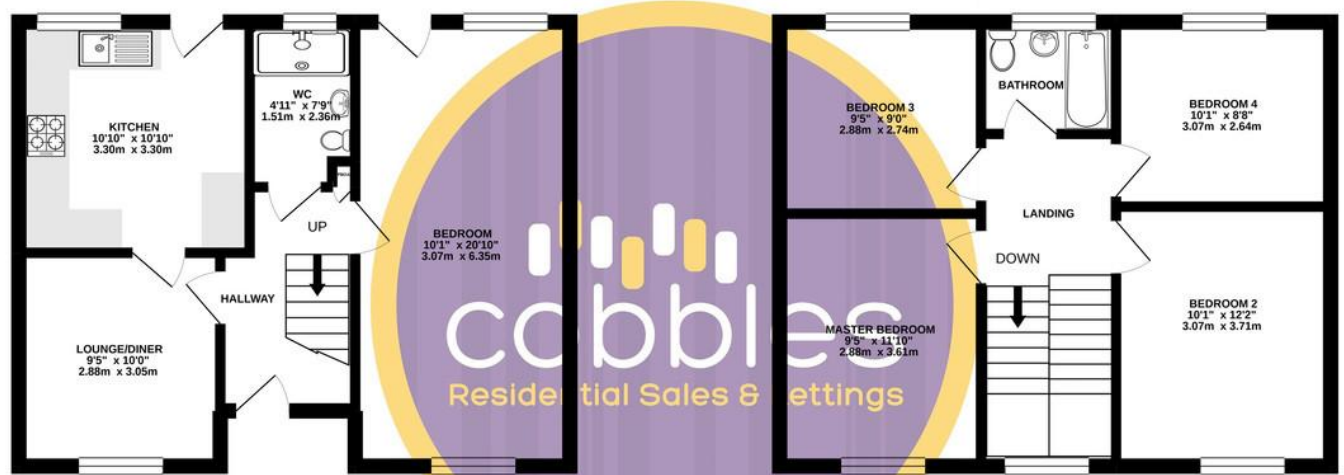
The property comprises of 5 double bedrooms, lounge area, spacious kitchen, a modern downstairs shower room and the bathroom, with a shower over bath fitting.

The house is immaculate throughout and has a beautiful garden.



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-108)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		70	
England, Scotland & Wales		EU Directive 2002/91/EC	

- Five Bedrooms
- Large kitchen
- Private rear garden
- Spacious Lounge Area
- Off Street Parking
- EPC Rating C