



**patrick
gardner**
LETTINGS

Roths Road, Dorking, RH4 1LG

£1,900 PCM



- AVAILABLE JULY 2026
- MODERN KITCHEN AND BATHROOM
- PRIVATE REAR GARDEN
- WALKING DISTANCE OF THE HIGH STREET AND TRAIN STATION
- PERIOD TWO BEDROOM TERRACED HOUSE
- GENEROUS THROUGH LOUNGE
- ON STREET RESIDENTS PERMIT PARKING
- HIGH QUALITY FINISH THROUGHOUT

Description

OPEN PLAN LOUNGE/DINER:

front door into spacious through lounge, decorative fireplace and door to rear garden.

KITCHEN:

fully fitted kitchen with wooden worktops and a range of integrated appliances.

UTILITY ROOM W/C:

with ground floor w/c and further worktop with sink.

GARDEN:

private rear courtyard garden.

BEDROOM ONE:

double bedroom with integrated cupboards.

BEDROOM TWO:

double bedroom.

BATHROOM:

modern bathroom with white suite, bath and separate shower cubicle.

EPC C

Council Tax Band D



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 Referencing. 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.

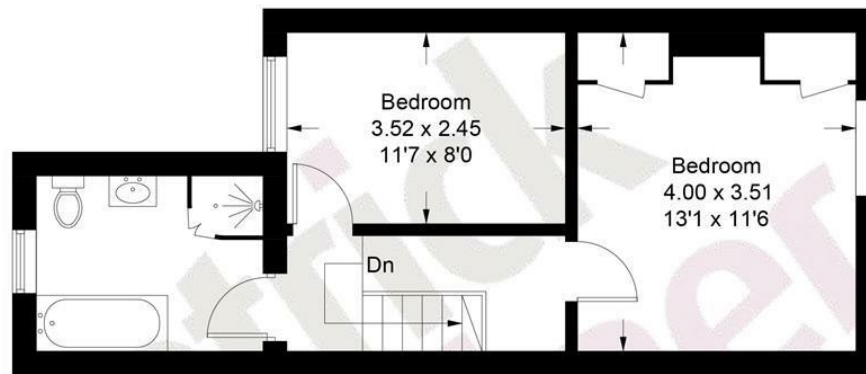
Deposit

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.

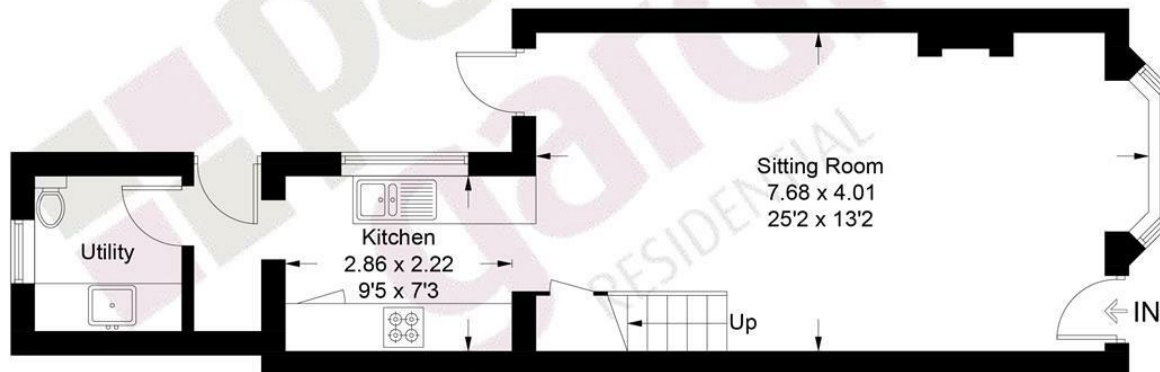
Inventory and schedule of condition

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.

Approximate Gross Internal Area = 78.6 sq m / 846 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1309475)

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