



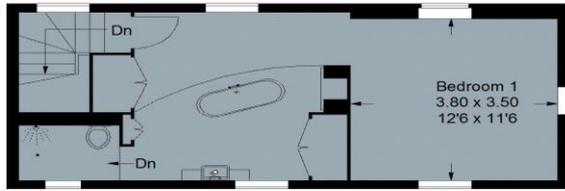
SEYMOURS
Independent Estate Agents



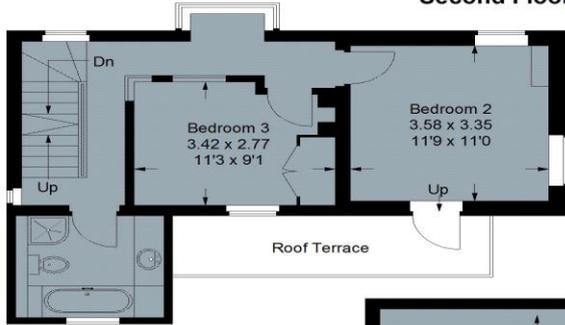
Frith Hill Road, Godalming, Surrey. GU7 2EE

£2,950 PCM Unfurnished

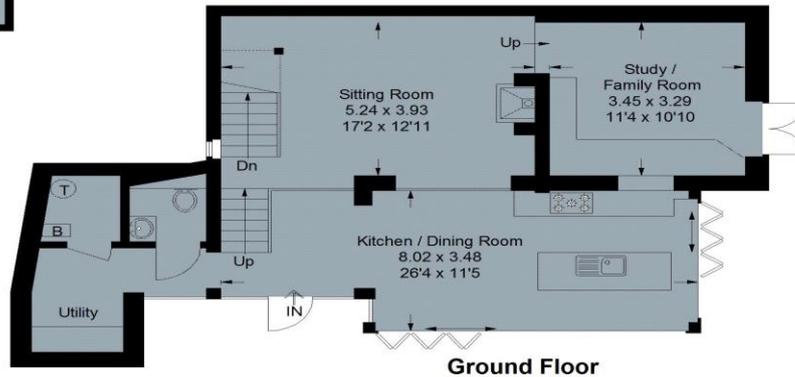
- EPC Rating - E * Stunning Views* High Spec Finish*
- * Three Bedrooms * Two Bathrooms * Non Smoking Property *



Second Floor



First Floor



Ground Floor

Frith Hill Road, Godalming

Approximate Gross Internal Area
 Ground Floor = 70.6 sq m / 760 sq ft
 First Floor = 41.2 sq m / 443 sq ft
 Second Floor = 35.4 sq m / 381 sq ft
 Total = 147.2 sq m / 1584 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

DESCRIPTION

A truly unique, exquisitely modernised three double bedroom contemporary house with accommodation arranged over three floors, situated in a wonderful and convenient location within walking distance of both Godalming and Farncombe train stations. Re-modelled by our clients, the accommodation comprises Ground floor - sitting room, open plan to kitchen/dining room, study/family room, cloak room and utility room. First floor two double bedrooms, family bathroom and access to the roof terrace. Second floor master bedroom and stunning en-suite bathroom and shower. Outside the property has been beautifully landscaped and a real feature is the decking area, that wraps around the property and provides wonderful entertaining space with panoramic views over Godalming. There is parking at the front and a car port. A must see to appreciate all this property has to offer, we highly recommend an early internal viewing, to avoid disappointment. Tenant Fees Apply. EPC Rating E.

SITUATION

The property is situated in the Charterhouse district of Godalming, ideally located within walking distance of Godalming and Farncombe mainline stations. Godalming is a unique Saxon town over 1200 years old, with interesting old pubs, museum and churches. There is a wide variety of pubs and restaurants suiting all tastes and pockets, shops, many in buildings that are over 500 years old, as well as two superstores at the lower end of the town near the historic River Wey and the Wey Navigation Canal, the oldest in the world. The mainline station offers an excellent service to both London Waterloo and Portsmouth. The A3 is easily accessible only approximately one and a half miles away and provides links to London and the South Coast as well as the M25 to Heathrow and Gatwick airports.

Godalming Office

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GUIDANCE NOTES & INITIAL FEES

All tenancies are subject to contract and to satisfactory references being received by us and approved by the Landlord (our client). Please note this will include a credit check.

If you wish to proceed with the property you will be required to pay the Tenancy Agreement and Referencing Fees upfront. The property will stay on the market until these fees have been paid to us in full. An additional fee will be charged if a Guarantor is required during the referencing process. Please note that these fees are non-refundable should you withdraw your offer of rental, or if you fail the referencing process.

Tenancy Agreement Fee - £180 (increasing to £300 for a company let).

Applicant Referencing Fee - £180 for a single reference and £120 incl. VAT for each additional reference.

Guarantor Administration Fee - £204 for each prospective guarantor.

All charges include VAT.

PAYMENT OF RENT & TENANCY DEPOSIT

When signing the tenancy agreement, you will be asked to pay the first month's rent in advance and a Tenancy Deposit (equal to at least 6 weeks rent). Cleared funds must reach our Bank Account before the start date of the tenancy at which point the keys can be released. Thereafter rent is payable by standing order (unless agreed otherwise) to arrive on the due date stated in the tenancy agreement.

PEACE OF MIND

We are full members of the National Federation of Property Professionals **Client Money Protection Scheme** through our membership of ARLA Propertymark (The Association of Residential Letting Agents) and **The Property Ombudsman** being the largest lettings redress scheme in the UK, making Seymours a name you can trust.

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