



Oak Corner, Beare Green, Dorking, RH5 4SG

£1,295 PCM



- AVAILABLE LATE MAY
- ONE BEDROOM MID TERRACE HOUSE WITH CONSERVATORY
- GARAGE AND OFFICE SPACE
- OFF STREET PARKING
- UNFURNISHED
- GOOD SIZE REAR GARDEN
- VILLAGE LOCATION
- CUL DE SAC LOCATION

Description

OPEN PORCH:
with storage cupboard.

KITCHEN:
fitted kitchen with a range of appliances.

RECEPTION ROOM:
combined living/dining space.

CONSERVATORY:
with bi folding doors to the rear garden.

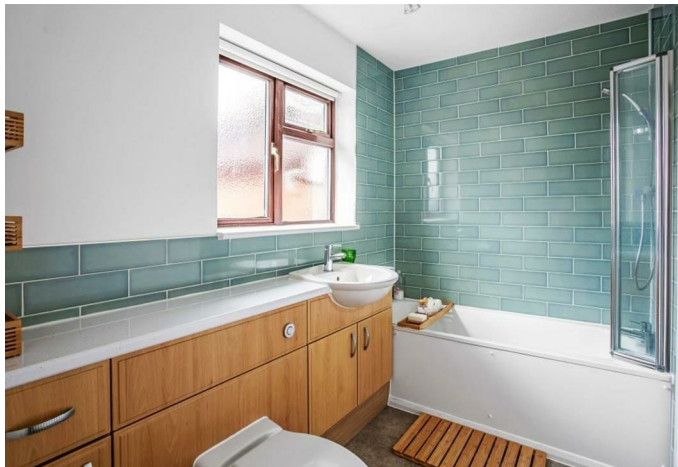
BEDROOM:
double bedroom.

BATHROOM:
white suite with shower over the bath.

GARDEN:
generous private rear garden with rear access.

GARAGE:

EPC C
Council Tax Band C



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.

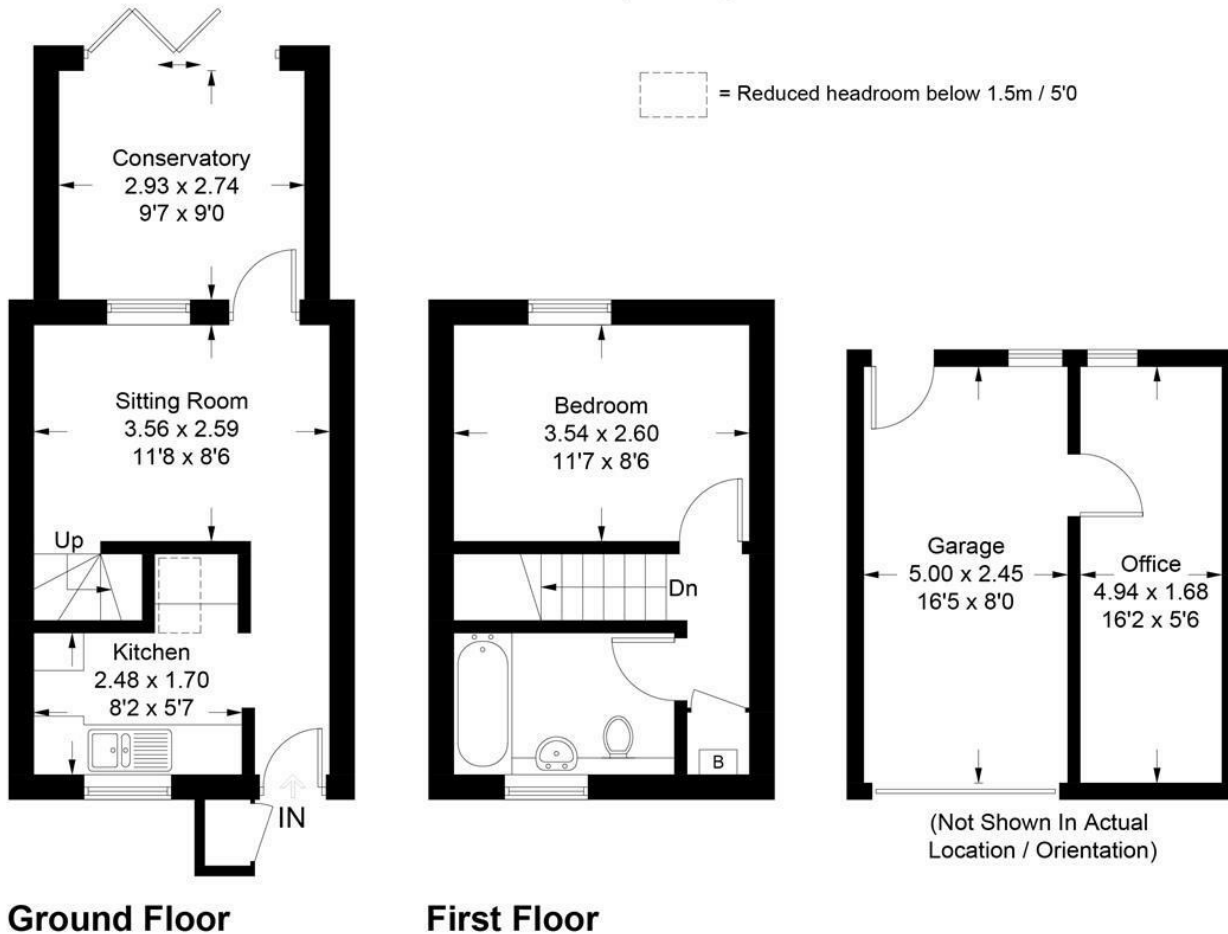
Inventory and schedule of condition

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 = 47.8 sq m / 514 sq ft
Garage / Outbuildings = 22.0 sq m / 237 sq ft
Total = 69.8 sq m / 751 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1076446)

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**patrick
gardner**
LETTINGS