



**patrick  
gardner**  
LETTINGS

Dungates Lane, Buckland, RH3 7BA

£2,700 PCM



- AVAILABLE MID MAY 2026
- THREE/FOUR BEDROOM SPACIOUS PROPERTY
- TWO BATHROOMS
- FLEXIBLE ACCOMODATION OVER TWO FLOORS
- DOUBLE GARAGE AND OFF STREET PARKING
- UNFURNISHED
- TWO RECEPTION ROOMS
- POPULAR VILLAGE LOCATION
- LARGE WALK IN ATTIC STORAGE ROOM
- BEAUTIFULLY KEPT REAR GARDEN

## Description

### ENTRANCE HALL:

spacious entrance hall with two storage cupboards.

### LIVING ROOM:

double aspect lounge with decorative fireplace and doors to garden and patio.

### DINING ROOM:

spacious double aspect dining room.

### KITCHEN:

fully fitted modern kitchen with tiled splash back, gas oven, fridge/freezer, door to rear garden.

### UTILITY ROOM:

fitted cupboards with washing machine and gas boiler.

### BEDROOM TWO:

ground floor spacious double with fitted cupboards.

### BEDROOM FOUR/STUDY:

ground floor small double ideally suited to a home office space.

### SHOWER ROOM:

ground floor shower room with white suite, shower cubicle, wc and wash hand basin.

### ATTIC STORAGE ROOM:

huge walk in storage room - no windows.

### LANDING:

with airing cupboard.

### BEDROOM ONE:

large double with fitted cupboards.

### ENSUITE BATHROOM

avocado suite with shower over the bath.

### BEDROOM THREE:

double bedroom.

### GARDEN:

beautifully kept walled garden with lawn, shrubs and patio area.

### DOUBLE GARAGE/PARKING:

attached double garage and ample parking to the front of the property.

**EPC** D  
**Council Tax Band** F





## 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.

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