



Ingleside Bungalow Mill Lane, Hookwood, RH6 0HX

£2,500 Per Month

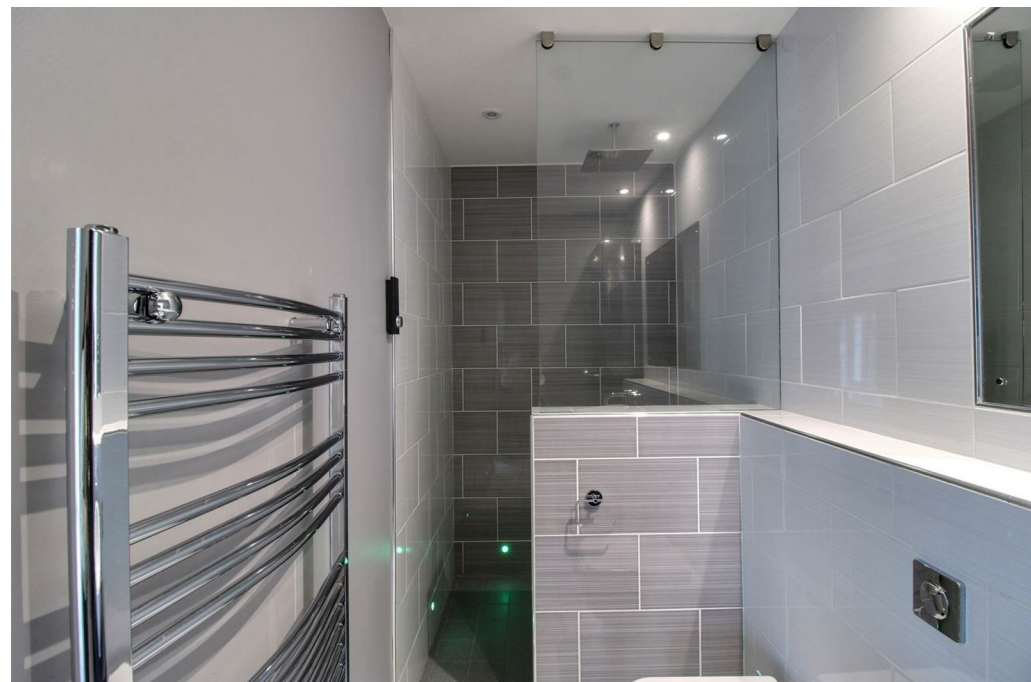
- Detached Bungalow
- Two Bathrooms / Three Toilets
- Separate Utility Room
- EPC C - Improved insulation throughout
- Stunning Kitchen / Family Room
- Multi Zone GCH with Digital Controllers
- Paved Driveway for Two Cars
- Two Further Reception Room
- Bluetooth Audio System
- Available Mid July

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A detached, three bedroom bungalow with a stunning open plan kitchen / diner, two reception rooms, three bedrooms, two bathrooms and a utility room. In the popular area of Hookwood. Viewing is highly recommended to fully appreciate all this property has to offer.



Council Tax Band: E



Full Details

It is not often that a unique property like this comes to the rental market.

Deceptively spacious, new flooring and redecorated throughout 12 months ago, this detached Bungalow is just under 1300 Square Feet and offers:

- EPC rating of C with improved insulation throughout.
- Multiple zone Gas Central Heating with digital controllers.
- Unvented hot water system.
- Double Glazing.
- Wall mounted Bluetooth audio system with ceiling mounted speakers.
- Velux style roof windows with fitted blinds
- Curtain rails and/or blinds throughout.

At the front, there is a paved drive with space for two cars.

Through the front door there is an entrance hall, with bench seating that also provides storage for shoes and all those 'bits' that need to be near the front door.

This leads you to the main reception room. Traditionally a lounge room. There are backlit shelves on either side of the chimney breast. Being double aspect, there is plenty of natural light and with new Carpets this room feels warm and cosy.

You then make your way through to the formal dining room. This area has wood effect luxury vinyl tile flooring, double doors that open out to the garden, and from here you can access the remaining rooms of the property.

On your right is the principle bedroom. Another double aspect room, however the essential feature is the large double wardrobe with sliding doors to maximize the space and four full length mirrors. The en-suite is a very modern style, with built in storage and boasts a walk in digital shower.

Also off the Dining Room are the two further bedrooms and family bathroom. Another modern and fresh suite, with built in storage and a digital shower.

Round the corner and you go through to the rear of the property to the fantastic kitchen / family room. With high vaulted ceiling, LED spotlights and LVT tile effect flooring, this is an amazing space for entertaining, cooking, and generally living your best life.

This is also a very practical space. There are many drawers and cupboards, both base and full height, providing plenty of storage, and quartz worktops span the back wall. There is an integrated dishwasher, integrated double oven and large American style fridge freezer, with plumbed ice and water dispenser, nestled into the units.

The central island provides further storage, a wine rack, integrated microwave, induction hob and a breakfast bar with four stools and elegant pendant lighting.

On the far wall there are pockets as shelves, and the perfect place for a TV. This large floor space can be used for a dining table or sofa, however you chose to use this versatile room. There are double doors that lead out to the garden and another door that leads through to the utility area.

In case you needed even more storage and space, the utility area is home to the washing machine, space for a tumble dryer, drawers, worktop space with Belfast sink, more full height cupboards and a built in drying / laundry cupboard complete with rail and racks. At the far end is the bonus of an extra WC.

The outside space is split into a paved / walled area with outside lights, great for BBQs and a fully fenced lawned area to the side. Access to the garden can also be obtained by the side access gate. Which is also a place to located the wheelie bins. There is a large garden shed with lighting and power, and an outside tap located at both the front and rear of the property.

Pets may be considered on a case by case basis. Families welcome but a maximum occupancy of four.

Available early July.

Deposit

Holding Deposit payable once an initial offer is accepted £576.92 (This is the equivalent of one weeks rent. If a lower rent is agreed the Holding Deposit will be adjusted accordingly). Security Deposit is £2884.62 (This is the equivalent of five weeks rent.) If a lower rent is agreed the Security Deposit will be adjusted accordingly)

You may opt to have the Holding Deposit applied to the security deposit. A full copy of our tenant fees can be found on our website.

Deposit Alternative & Guarantor Alternative

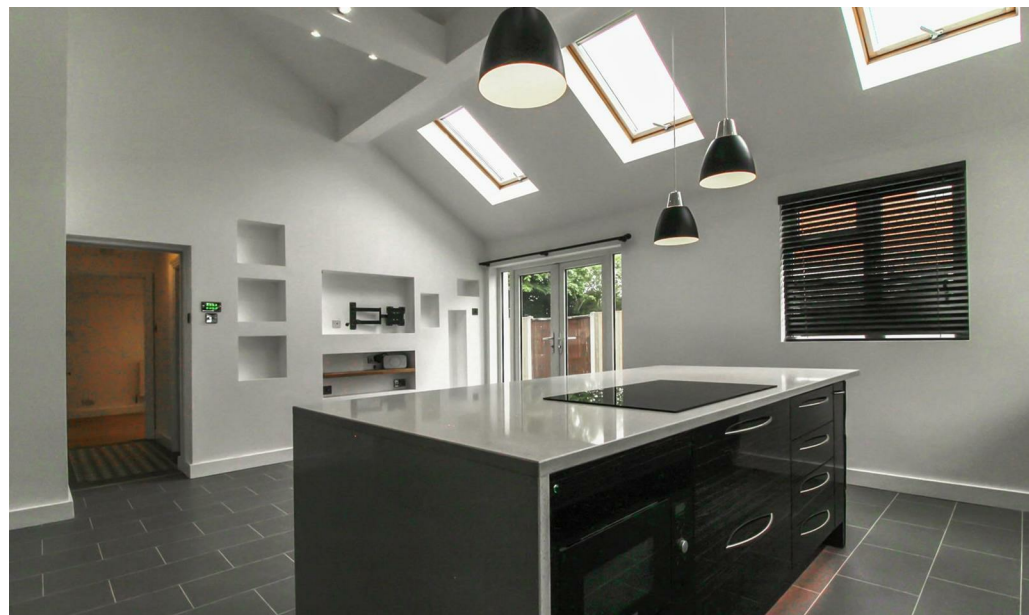
We have partnered with 'Reposit' to provide tenants with an alternative to finding the traditional cash Security Deposit and with 'Rent Guarantor' to provide an alternative for those unable to find a guarantor. For more information about this please contact us directly.

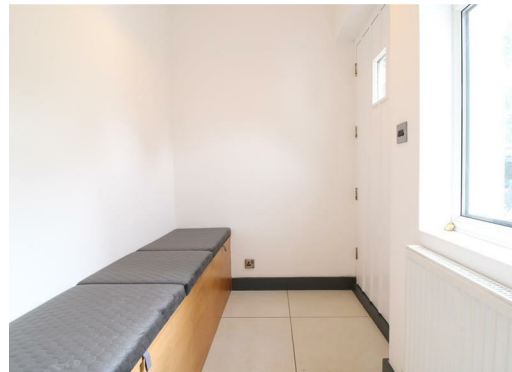
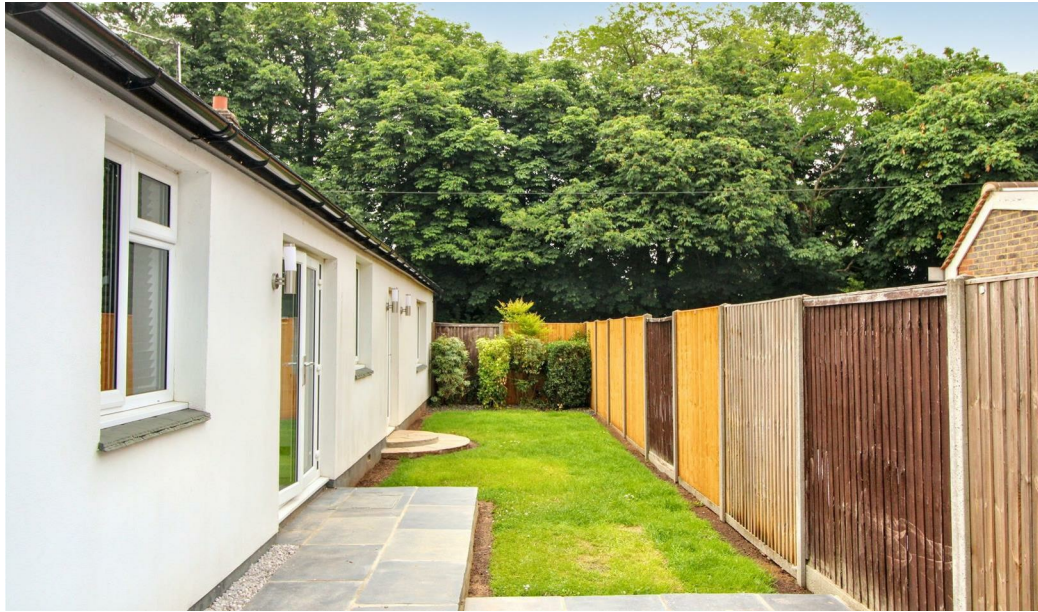
Broadband and mobile signal

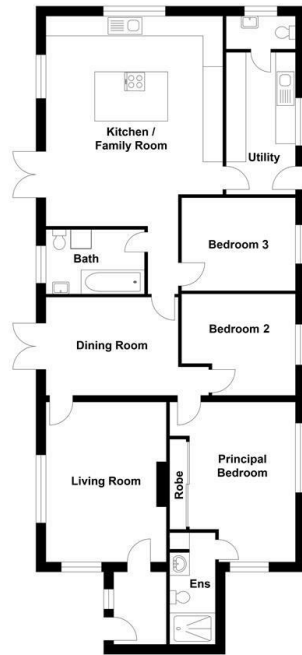
VDSL2 services from Openreach are available but the property is some distance from the cabinet. . Sky Fibre and TalkTalk Fibre packages are available. Average ADSL Speed 8. Average Fibre Speed 32
Mobile signal is good across most networks. Some report variable signal inside a property. <https://www.ofcom.org.uk/mobile-coverage-checker>

Council Tax and EPC

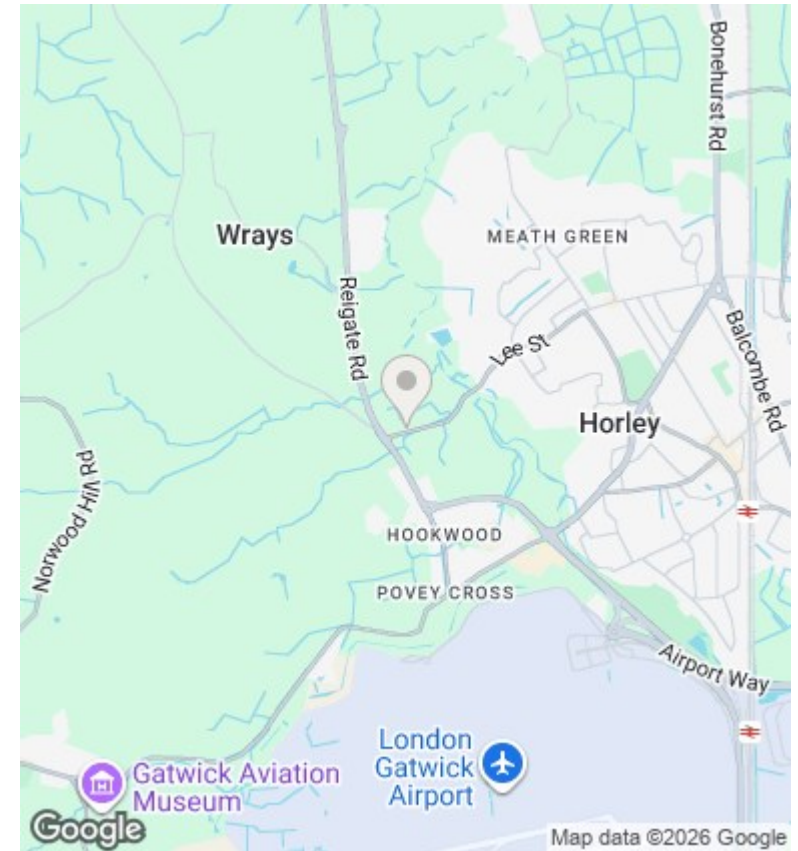
Mole Valley District Council Band E
<https://www.molevalley.gov.uk/council-tax/council-tax-charges-2024-2026/>
EPC C 69







Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Directions

Viewings

Viewings by arrangement only. Call 01483 276565 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	