Lower Road, Fetcham, Surrey, KT22 9EW

Available 7th November

£1,550 PCM

- AVAILABLE 7TH NOVEMBER
- FITTED KITCHEN WITH APPLIANCES
- RECENTLY FITTED BATHROOM SUITE
- GENEROUS PRINCIPLE BEDROOM
- PARKING FOR 2 VEHICLES
- UNFURNISHED
- LOUNGE/DINING ROOM
- SEPARATE LAUNDRY ROOM
- DOUBLE SECOND BEDROOM
- USE OF BEAUTIFULLY MAINTAINED GARDEN

Description

FRONT DOOR: Own front leading to porch area and inner door to hallway. Generous hallway with stairs rising to first floor.

KITCHEN: Fully fitted kitchen with oven and hob with extractor over, freestanding dishwasher and freestanding fridge/freezer. Black tiled splash back. Neutral wood effect vinyl flooring. Space for a small table and chairs. Window overlooks rear garden with a small obscured glazed window to the front.

LAUNDRY ROOM: With washing machine and window to the rear.

LOUNGE: Light and bright living room with window to front aspect. Grey carpets and neutral decor.

BEDROOM 1: Light and bright double bedroom with carpets and window overlooking beautiful rear garden.

BATHROOM: Fully fitted modern white suite comprising wash hand basin with mirrored cabinet above, wc, bath with shower, glass screen & chrome towel rail. Neutrally decorated and tiled. Obscured glazed window to the rear.

BEDROOM TWO: Good sized double bedroom with grey carpets and neutral decor. View to front aspect. Raised floor to two eaves storage cupboards.

OUTSIDE: Beautiful landscaped garden to the rear. The garden is available for tenants private use after 5pm on weekdays and on weekends.

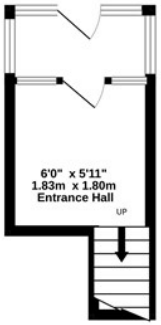
A contribution of £200 per month is required, payable in addition to the rent to cover the cost of utilities - namely electric, gas and water. Broadband and council tax are additional.

Situation

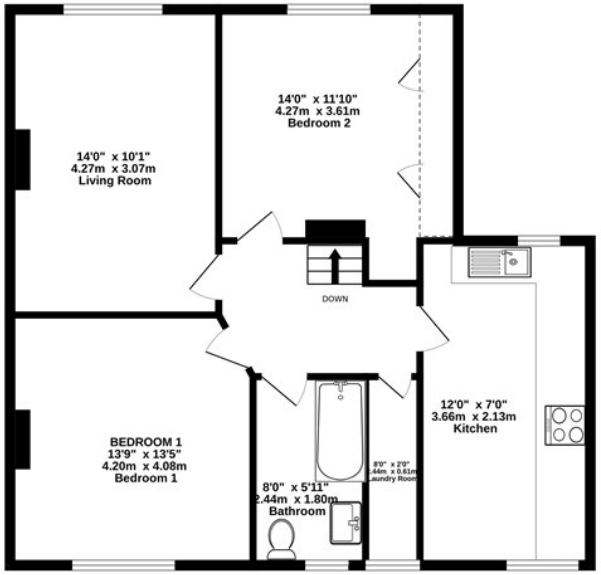
The property is situated in the picturesque village of Fetcham and close to the village, which offers a range of independant shops and amenities on your doorstep.

EPC	C
Council Tax Band	D

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

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, Lettings in a Box. 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.

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452208 **Email:** bookhamlettings@patrickgardner.com
https://www.patrickgardner.com/

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

patrick gardner LETTINGS