



2 Wharfinger Cottages
Stonebridge Wharf, Shalford, Guildford GU4 8EH
1 Bedroom Cottage - £1,375 pcm U/F



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This delightful cottage within a short walk to the River Wey is offered unfurnished . **Single Occupancy**

The property comprises - Front entrance door leading to -

Kitchen with range of wall and floor mounted units above and below work tops. Space for electric cooker, space for washing machine or dishwasher & space for under-counter fridge.

Sitting room with inglenook fireplace & wall lights. View to rear garden.

Stairs to

Bedroom with views to front garden

Bathroom comprising curved sliding door to shower, pedestal wash hand basin.

Separate WC

Cellar – with boiler and megaflow for hot water. There is also plumbing for a washing machine. **Please note this cellar is at times subject to flooding.**

Garden: There is a front and back garden.

Parking: Strictly parking for 1 car only. **Garage – 40 yards away.**

EPC: 'D Rating' - Available upon request **Heating:** Gas Central Heating

Available: Now

Rent: £1,375 pcm **Suitable for single occupancy only**

Deposit: No Deposit

Utilities: To be paid by tenant

Conditions: No Smokers

Pets: Considered

Council Tax: Guildford Borough Council. Band C = £2284.18 payable by the tenant.

For further information about being a National Trust tenant, visit: For further information about being a National Trust tenant visit: www.nationaltrust.org.uk/tenants

Viewings: Strictly by appointment with the National Trust. Please contact Roger the Lettings Officer on **Tel: 07500 951369**

National Trust

National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties and could not deliver its core objectives without the support of its thousands of tenants and volunteers.

Services

Outgoings & Council Tax

The tenant is to pay Council Tax, and all other outgoings relating to the property.

Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

Tenancy Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months after which there could be an opportunity for the term to be extended.

Rent

The prospective tenant is asked to pay a rent of £1,375 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews

National Trust carries out rent reviews of the property every two years to open market value.

Insurance

National Trust will be responsible for insuring the building but the Tenant will be responsible for insuring their own contents.

Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration, emptying the septic tank, chimney sweeping and servicing the boiler.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property. This particular property is not suitable for pets.

Further Information visit www.nationaltrust.org.uk/tenants

Viewings

Viewings strictly by appointment.

Contact

Roger – Lettings Officer - 07500 951369

Note

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property.

Any description or information given should not be relied upon as a statement or representation of fact.

Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are only approximate.

Prospective applicants must satisfy themselves by inspection as to these and other relevant details.

National Trust reserves the right of not having to accept any offer received for this property.

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Sitting Room



Sitting Room



Bathroom



Bedroom



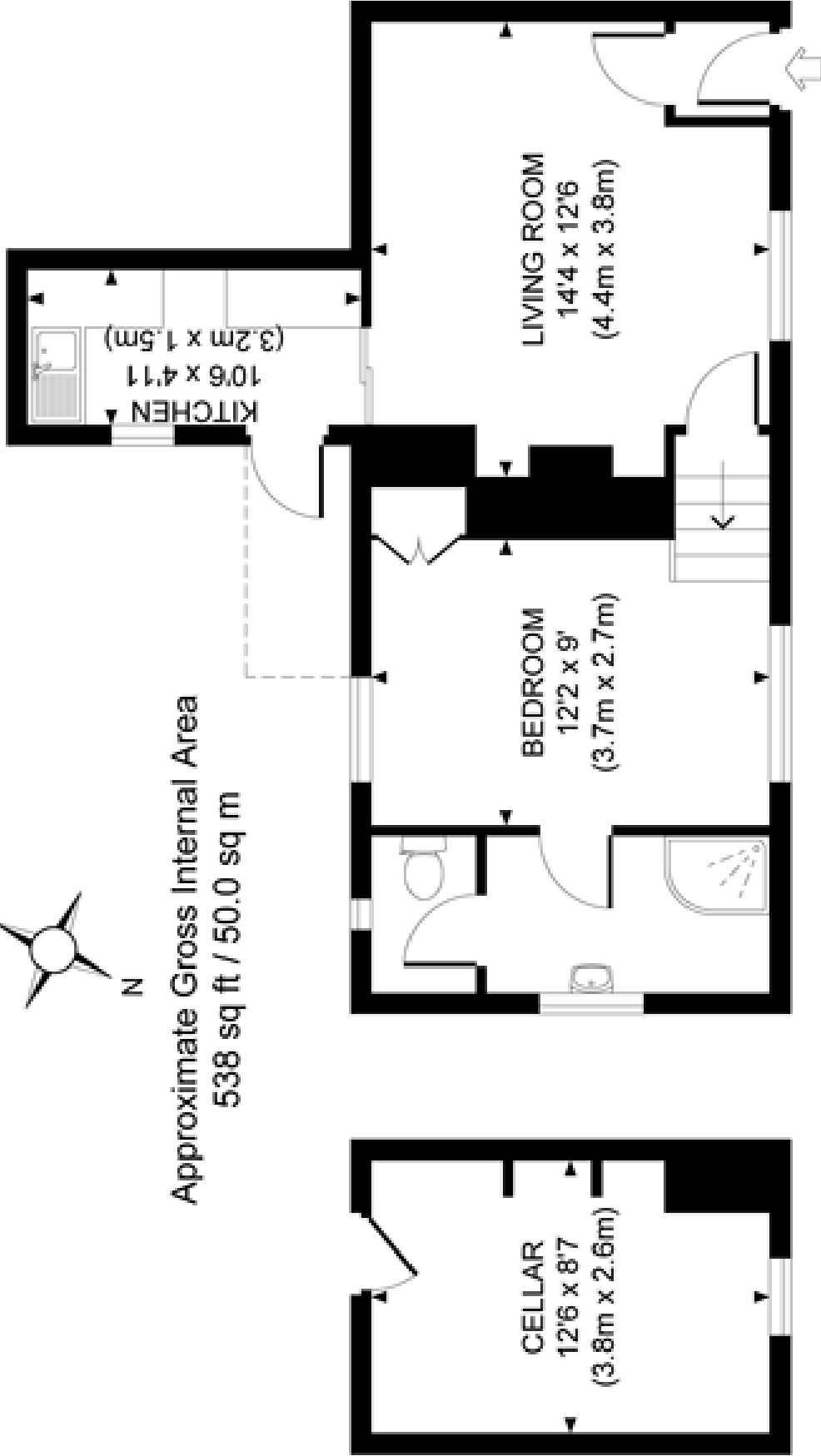
Front Garden



Cellar



Approximate Gross Internal Area
538 sq ft / 50.0 sq m



Tenant Fees Act 2019

National Trust Permitted Payments Schedule - 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, <i>we do not</i> currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank).	Tenant/s will be responsible for the payment of Utilities. Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s. In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.
Council Tax	Tenant/s will be responsible for the payment of council tax. Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.
Telecoms/Broadband	Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband. The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon, we may recharge these costs to Tenants where appropriate.
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences. The costs charged will not exceed the loss or reasonable costs incurred by the Trust.
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019