



Church Road, Bookham, KT23 3PW

Available 11th September

£1,850 PCM



- AVAILABLE 11TH SEPTEMBER
- GRADE TWO LISTED COTTAGE
- NEW KITCHEN
- TWO DOUBLE BEDROOMS
- PRETTY GARDEN
- FULLY FURNISHED
- TUCKED IN THE HEART OF THE HIGH STREET
- BEAMED LOUNGE/DINING ROOM
- GROUND FLOOR BATHROOM
- ON THE DOORSTEP OF ALL LOCAL AMENITIES

Description

Looking for a flexible base while you undertake a building project, or perhaps you are between sales or looking for a company let? This charming, fully furnished two-bedroom, Grade II listed character cottage in the heart of Bookham Village is perfect as a hassle-free home for a defined stay. Some bills/parking included.

PORCH: Gabled brick porch with stable door, quarry tiled floor, hanging rail for coats opening into

LOUNGE/DINING ROOM: Dual aspect with windows to the front and rear, wooden beamed ceilings.

KITCHEN: Fully fitted with a range of new wall and base units with laminate worktops over, electric hob & oven with extractor over, cupboard housing boiler, tiled splashbacks, window overlooking garden and door to side access.

BATHROOM: Fully fitted white suite comprising wc, new wash hand basin inset in vanity unit, bath with shower over, tiled walls & vinyl flooring, obscure glazed window.

On the first floor

BEDROOM 1: Double room with window overlooking pretty cottage gardens. (Bed linen and towels not provided).

BEDROOM 2: Double room with window overlooking pretty cottage gardens. (Bed linen and towels not provided).

OUTSIDE: The property is accessed via a shared path through pretty cottage gardens. To the rear of the property is a large, well stocked private garden with shed.

FULLY FURNISHED - full list of furnishings available on request.

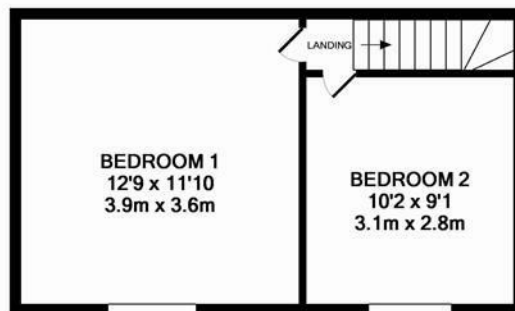
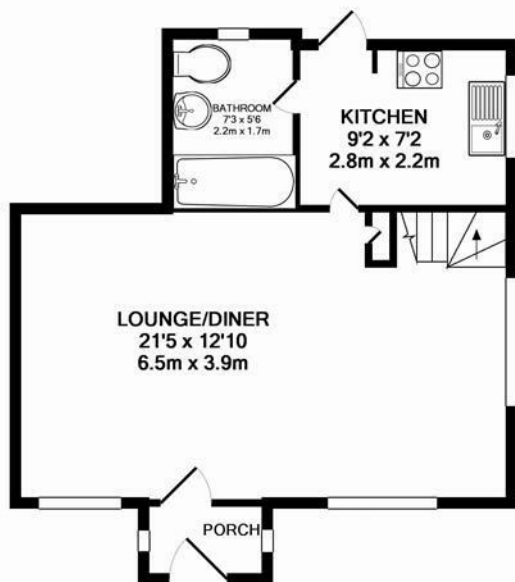
Situation

Set back off Church Road in the sought after village of Great Bookham, is this truly charming and characterful 18th Century, two bedroom Grade II listed cottage. Offered FURNISHED as a short term let, this warm and welcoming cosy cottage would be best suited to someone with a principle home.

The village provides a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery.

EPC	D
Council Tax Band	D





TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 SQ.M.)

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
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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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.