



The Old Street, Fetcham, KT22 9QJ

£2,800 Per Calendar Month



- AVAILABLE 25TH MAY
- TWO BEDROOM DETACHED BUNGALOW
- TWO BATHROOMS
- TWO LAWNED GARDENS
- GATED ENTRANCE
- UNFURNISHED
- 45FT FAMILY LIVING ROOM
- WELL-APPOINTED KITCHEN
- GARAGE
- CHARACTERFUL FEATURES THROUGHOUT

## Description

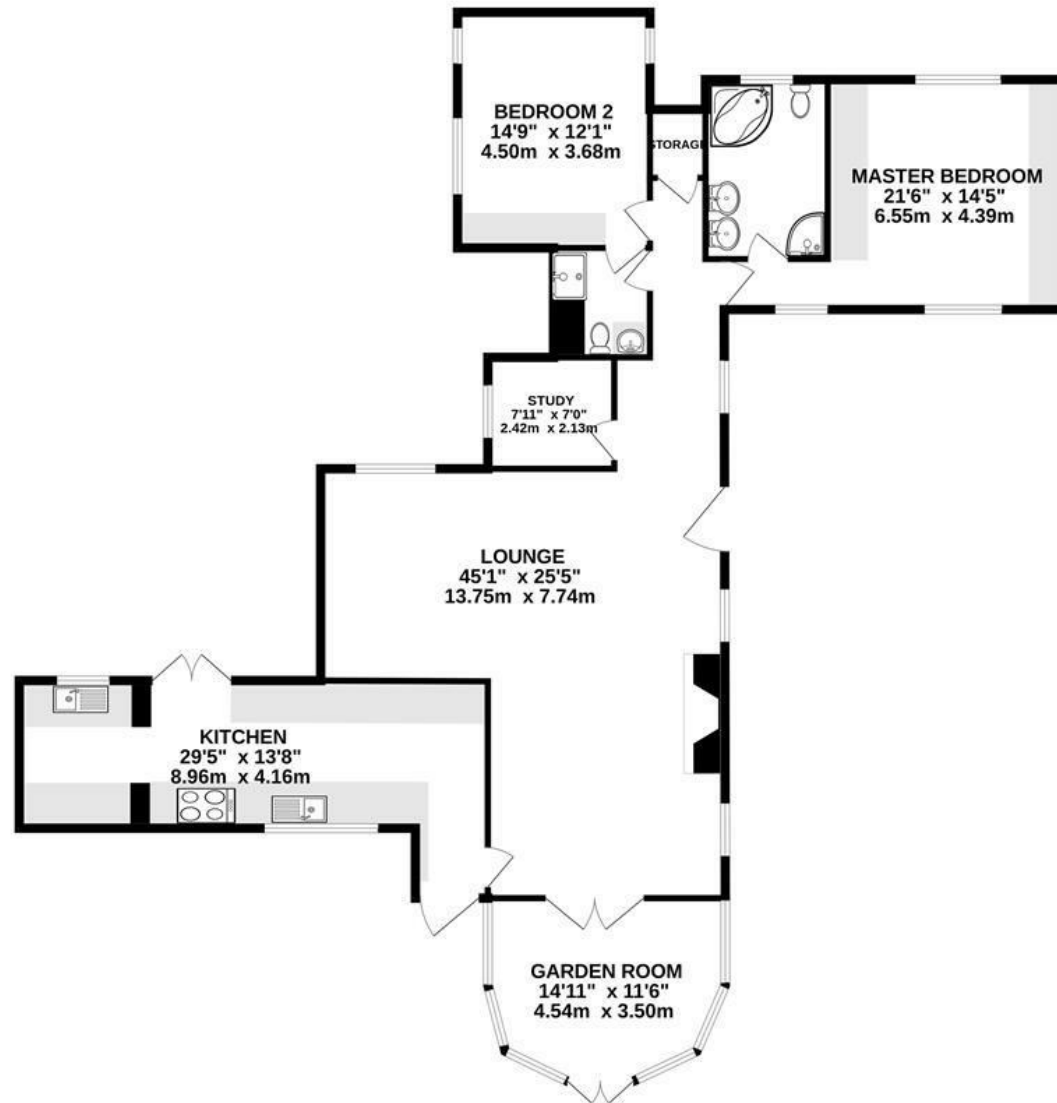
Nestled in The Old Street, a highly sought-after location in Fetcham, this charming two-bedroom detached bungalow offers an abundance of character and traditional charm throughout. Spanning over an impressive 1600 square feet, both double bedrooms are inclusive of built in wardrobes, one with family ensuite bathroom, inclusive of plush corner bath and separate shower cubicle. The principal bedroom also benefits from newly laid carpet.



The property further comprises a family living/dining room, spread over 45ft and inclusive of original wooden beams and new carpet, conservatory off the living room overlooking and leading out onto the expansive lawned rear garden, generously sized and well-appointed kitchen with a plethora of built in cupboards, private study and separate utility room overlooking the second lawned garden to the side of bungalow. The property is located via a private gravelled driveway with gated entrance and includes plenty of parking and use of a garage.

**EPC** D  
**Council Tax Band** G





## 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.

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.