



 **patrick
gardner**
LETTINGS

Shere Close, North Holmwood, Dorking, RH5 4TT

£2,150 PCM



- AVAILABLE MAY 2026
- THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE
- MODERN KITCHEN AND BATHROOM
- PRIVATE REAR GARDEN
- UNFURNISHED
- OPEN PLAN LIVING/DINING SPACE
- GROUND FLOOR CLOAKROOM W/C
- POPULAR VILLAGE LOCATION

Description

ENTRANCE HALL:

With downstairs cloakroom w/c.

SITTING ROOM:

Open plan living space with wood panel feature wall and wooden flooring throughout.

DINING ROOM:

With access via patio doors onto the rear garden and raised decking area.

KITCHEN:

Fully fitted kitchen with a range of integrated appliances and door to rear garden.

BEDROOM ONE:

Double bedroom with mirror fronted fitted wardrobes.

BEDROOM TWO:

Double bedroom with mirror fronted fitted wardrobes.

BEDROOM THREE/STUDY:

Single bedroom with integrated cupboard.

BATHROOM:

Modern fitted white suite with shower over the bath.

EXTERIOR:

To the front there is driveway parking leading to a single garage. Private rear garden laid to lawn with composite raised decking area and garage access.

EPC C
Council Tax Band E



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.

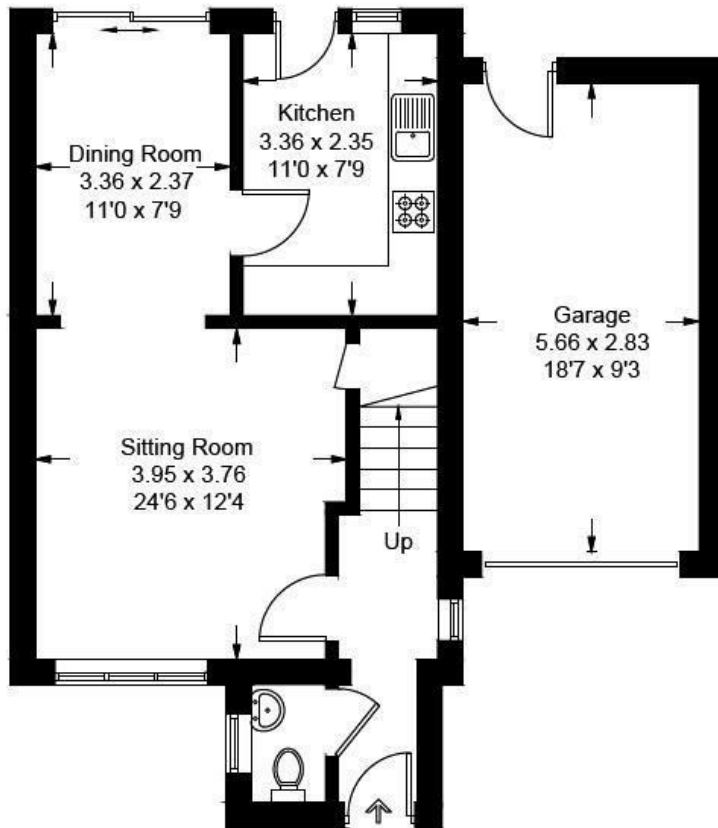
Deposit

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.

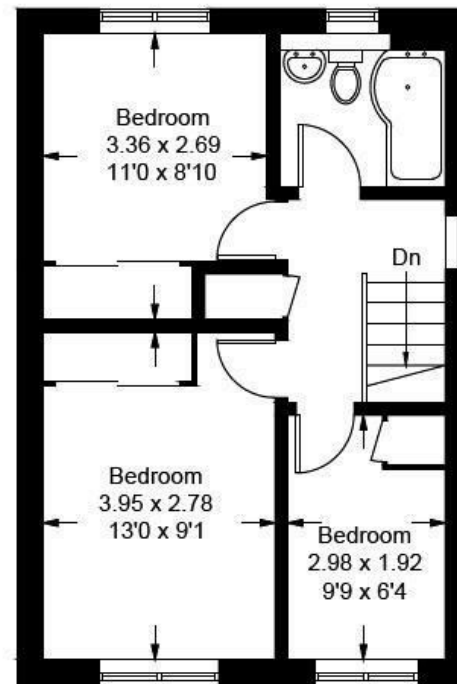
Inventory and schedule of condition

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.

Approximate Gross Internal Area = 77.0 sq m / 829 sq ft
Garage = 16.2 sq m / 174 sq ft
Total = 93.2 sq m / 1003 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID410529)

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