



Dorking Road, Tadworth, KT20 5SA

Available Now

£2,200 PCM



- AVAILABLE NOW
- THREE BEDROOM MODERN COTTAGE
- DINING AREA
- THREE BEDROOMS (2 DOUBLES AND ONE SINGLE)
- PARKING FOR TWO VEHICLES
- UNFURNISHED
- FITTED KITCHEN WITH APPLIANCES
- GROUND FLOOR CLOAKROOM
- PRIVATE REAR GARDEN & DECKED AREA
- CLOSE TO WALTON HEATH

Description

A beautifully presented THREE bedroom characterful detached cottage, within close proximity to the green open spaces of Walton Heath, Tadworth.

Front entrance leading to hallway with hard flooring and access to ground floor cloakroom.

Cloakroom: fitted white suite comprising wash hand basin, wc, obscure glazed window.

Kitchen: fully fitted with a range of wall and base units and usual integrated appliances, window to front aspect. Archway to:

Dining room: window to rear aspect overlooking the rear garden.

Lounge: generous in proportion with double glazed doors to garden patio and decked area.

Stairs leading to first floor.

Principal bedroom: double aspect with plenty of natural daylight.

Bedroom two: a second double.

Bedroom three: a single bedroom.

Family bathroom: modern white suite comprising bath with mains operated

shower over and glass shower screen, wc, wash hand basin, heated towel rail, part tiled, obscure glazed window.

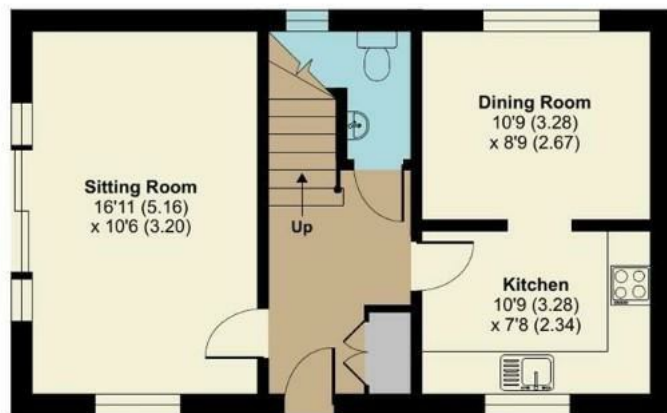
Outside: externally there is a private rear garden, mainly laid to lawn with a patio/decked area and a variety of mature shrubs providing seclusion. The front driveway is accessed via a wooden gated entrance with ample parking on either side of the property.

Situation

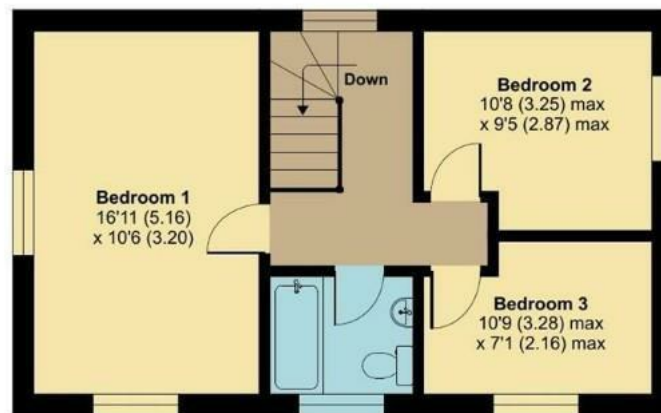
The property is situated in an ideal location, close to open spaces with great travel links for those commuting to London via London Bridge or exploring the surrounding areas of Epsom, Walton on the Hill, Banstead, Reigate and Epsom Downs - home of The Derby.

EPC C
Council Tax Band E





GROUND FLOOR



FIRST FLOOR

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.

66 The Street, Ashted, Surrey, KT21 1AW

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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.

**patrick
gardner**
LETTINGS