



 **patrick**
gardner
LETTINGS

Nower Road, Dorking, RH4 3BX

£2,000 PCM



- AVAILABLE MID/LATE AUGUST 2025
- THREE BEDROOM SEMI DETACHED HOUSE
- REAR GARDEN AND PATIO WITH SHED
- CLOSE TO DORKING TOWN CENTRE
- SEPERATE UTILITY AND W/C
- UNFURNISHED
- MODERN KITCHEN
- OFF STREET PARKING
- CLOSE TO LOCAL SCHOOLS
- TO BE REDECORATED

Description

ENTRANCE HALL:

with under stairs storage.

DINING ROOM:

wood flooring throughout.

LOUNGE:

wood flooring, electric fireplace, TV point.

KITCHEN:

modern fitted kitchen, tiled flooring, integrated dishwasher, oven/gas hob, fridge/freezer, extractor hood, door into utility room with washing machine, separate w/c cloakroom and access to rear garden.

BEDROOM ONE:

double bedroom with large fitted wardrobes.

BEDROOM TWO:

double bedroom.

BEDROOM THREE:

double room with integrated cupboard.

GARDEN:

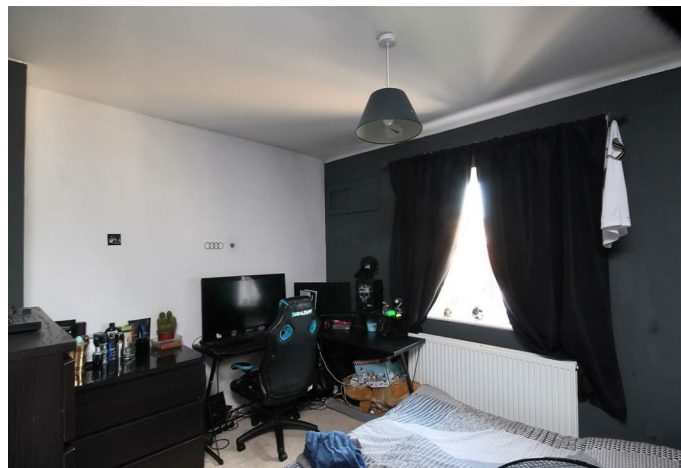
laid to lawn with patio, side access. Shared driveway access with off street parking.

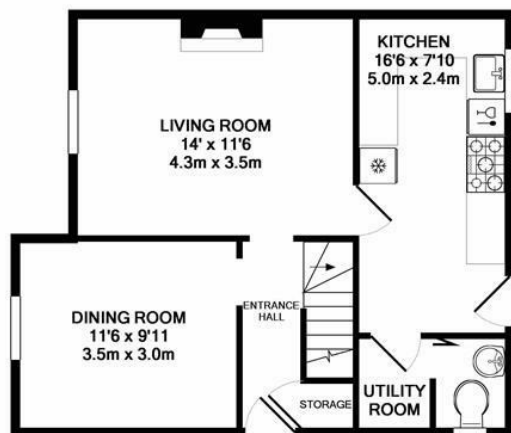
EPC

D

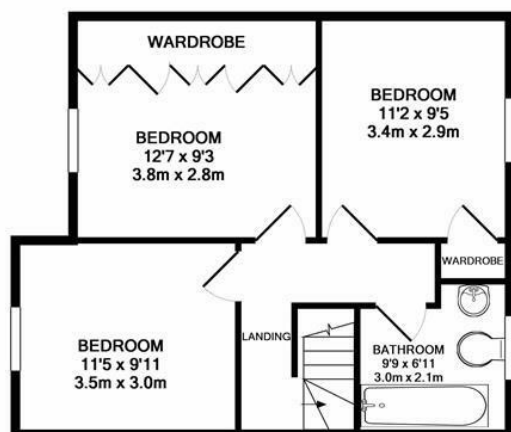
Council Tax Band

D





GROUND FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 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.
Made with Metropix ©2019

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.

171 High Street, Dorking, Surrey, RH4 1AD

Tel: 01306 877618 Email: dorkinglettings@patrickgardner.com

<https://www.patrickgardner.com/>

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