



Downs Way, Great Bookham, KT23 4BW

Available 13th October £1,950 PCM



- AVAILABLE 13th OCTOBER
- FITTED KITCHEN WITH APPLIANCES
- TWO DOUBLE BEDROOMS
- STUDY (OR BEDROOM THREE)
- GENEROUS GARDEN
- UNFURNISHED
- RECEPTION ROOM WITH HARD FLOORING
- DOWNSTAIRS WC
- BATHROOM
- GARAGE AND AMPLE PARKING

Description

A well presented two/three bedroom detached house in a quiet road with a large enclosed garden, garage and ample parking. Situated a short distance to the popular BOOKHAM village.

HALLWAY - Front door leading to lobby area. Cloakroom with white suite comprising wash handbasin, wc, obscure glazed window.

KITCHEN - Fully fitted with a range of white wall and base units with washing machine, dishwasher, double oven, hob and integrated fridge/freezer. Door to side access, opening into covered area between the kitchen and garage.

OPEN PLAN RECEPTION AREA - With engineered hard flooring, open stair case to first floor, patio door to garden.

LIVING ROOM

With stone fireplace housing gas fire, engineered wood flooring, double aspect.

STUDY/BEDROOM THREE

With window overlooking rear garden.

BEDROOM ONE - Double room with window to front aspect.

BEDROOM TWO - Double room with window to side aspect.

BATHROOM - Fitted with a white and blue Victorian style suite comprising wc, wash hand basin and bath, part tiled, window to front aspect.

OUTSIDE

At the rear there is a generous enclosed rear garden, mainly laid to lawn with shrub borders. Patio area. Access to single garage and lean to.

Suit professional single or couple

Unsuitable for pets.

EPC
Council Tax Band

E
F



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

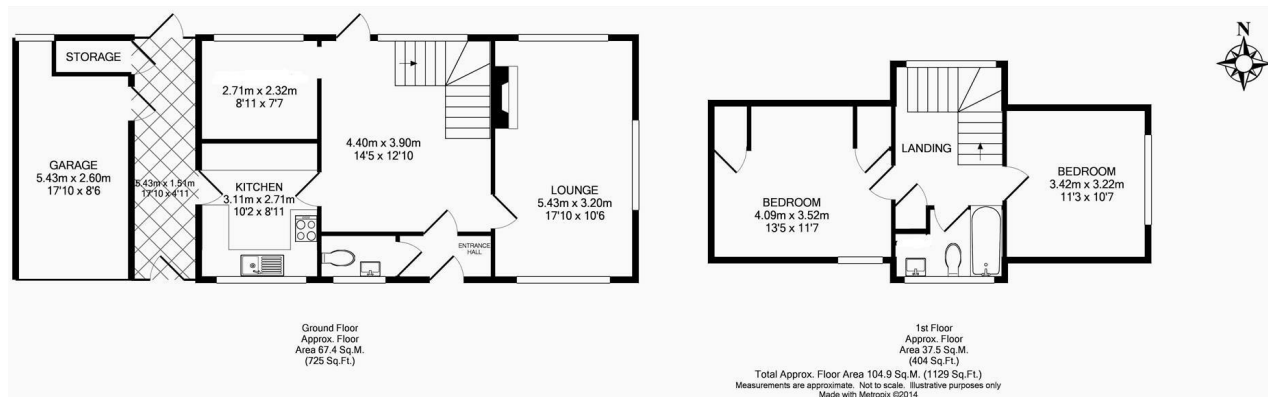
Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

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.



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LETTINGS