



East Street, Great Bookham, KT23 4QZ

Available Now

£2,150 PCM



- AVAILABLE NOW
- CHARMING CHARACTER COTTAGE
- TWO RECEPTION ROOMS
- THREE BEDROOMS (SMALLER THIRD ROOM)
- MATURE COTTAGE GARDEN - PET FRIENDLY
- UNFURNISHED
- EAT-IN KITCHEN
- DOWNSTAIRS CLOAKROOM AND UPSTAIRS BATHROOM
- DECEPTIVELY SPACIOUS
- CONVENIENT VILLAGE LOCATION

Description

ENTRANCE HALL: Original front door leading to hallway with internal doors off.

LOUNGE: With sash windows to front aspect and fireplace.

DINING ROOM: With sash windows over looking rear garden, ornamental fireplace, doors to downstairs cloakroom and kitchen.

KITCHEN: Range of oak wall and base units with worktop over, gas hob, double oven, full size fridge/freezer, washer dryer and dishwasher, window to rear aspect and electric underfloor heating.

CLOAKROOM: White suite with wc, wash hand basin inset in vanity unit.

STAIRS LEADING TO FIRST FLOOR

BEDROOM 1: Range of built-in high gloss wardrobes, window to front aspect

BEDROOM 2: Window to rear aspect with neutral décor and carpets.

BEDROOM 3/STUDY: window to rear aspect. Ideal as a study.

BATHROOM: White suite with wc, wash hand basin, bath with shower over.

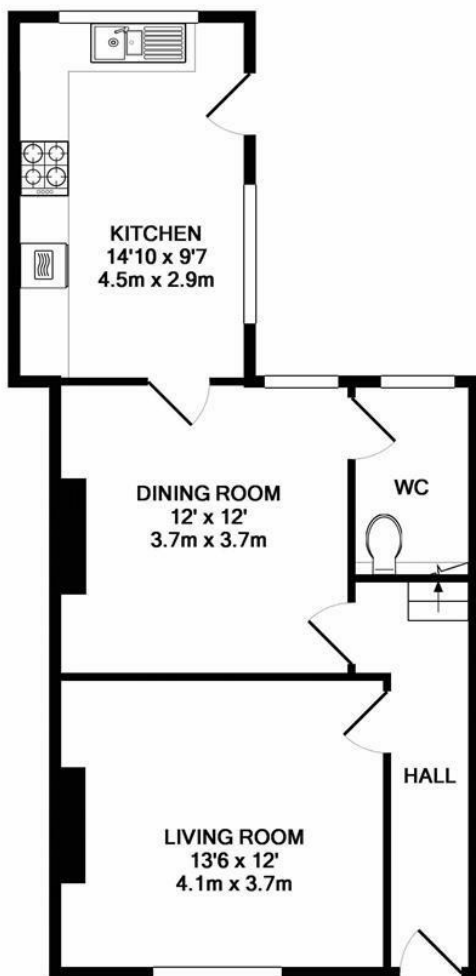
OUTSIDE: at the rear there is a pretty, mature enclosed cottage garden with patio area.

Situation

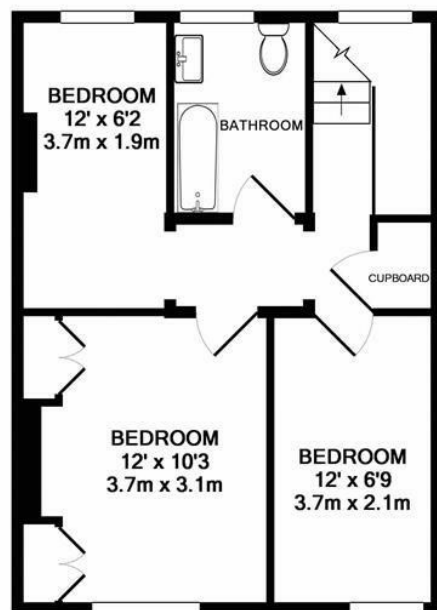
Situated at the heart of Bookham Village is this charming three bedroom cottage with period features. The village provides a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery.

EPC D
Council Tax Band E





GROUND FLOOR
APPROX. FLOOR
AREA 540 SQ.FT.
(50.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.5 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
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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.

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LETTINGS