Stovell Place, Effingham, Surrey, KT24 5DW

Available Now

£2,895 PCM

- AVAILABLE NOW
- THREE BEDROOM LUXURY HOME
- SEPARATE LIVING ROOM
- TWO FURTHER BEDROOMS
- CARPORT, PARKING AND EV CHARGING
- UNFURNISHED
- OPEN PLAN KITCHEN/LIVING AREA
- BEDROOM ONE WITH ENSUITE BATHROOM
- PRIVATE LANDSCAPED GARDEN
- DESIRABLE SURREY VILLAGE

Description

An almost new, beautifully presented 3 bedroom luxury, semi detached home, set in an exclusive development of ten high-quality homes nestled in the sought-after village of Effingham.

KITCHEN/DINING ROOM
Luxury kitchen with integrated Siemens appliances including oven, induction hob and extractor fan, double oven, full size fridge and freezer and dishwasher. Kitchen island with space for multiple bar stools. Open plan living for entertaining/family living, with space for table and chairs. Bifolds opening to the rear garden.

UTILITY ROOM
Fitted with Siemens washing machine and separate dryer. With a door to the side of the property opening to carport.

CLOAKROOM
Wc and wash hand basin.

LIVING ROOM
Double doors opening into separate lounge with neutral carpets, and dual aspect windows.

STAIRS LEADING TO

BEDROOM ONE
Generous sized double room with neutral carpets, built in wardrobes and window to front aspect. Door leading to

ENSUITE
Ensuite shower room fitted double shower enclosure, wc and wash hand basin, with obscure glazed window.

BEDROOM TWO
Double bedroom with fitted wardrobes and window overlooking the rear garden.

FAMILY BATHROOM
With a double shower enclosure, separate bath, wc, wash hand basin inset in vanity unit, obscure glazed window.

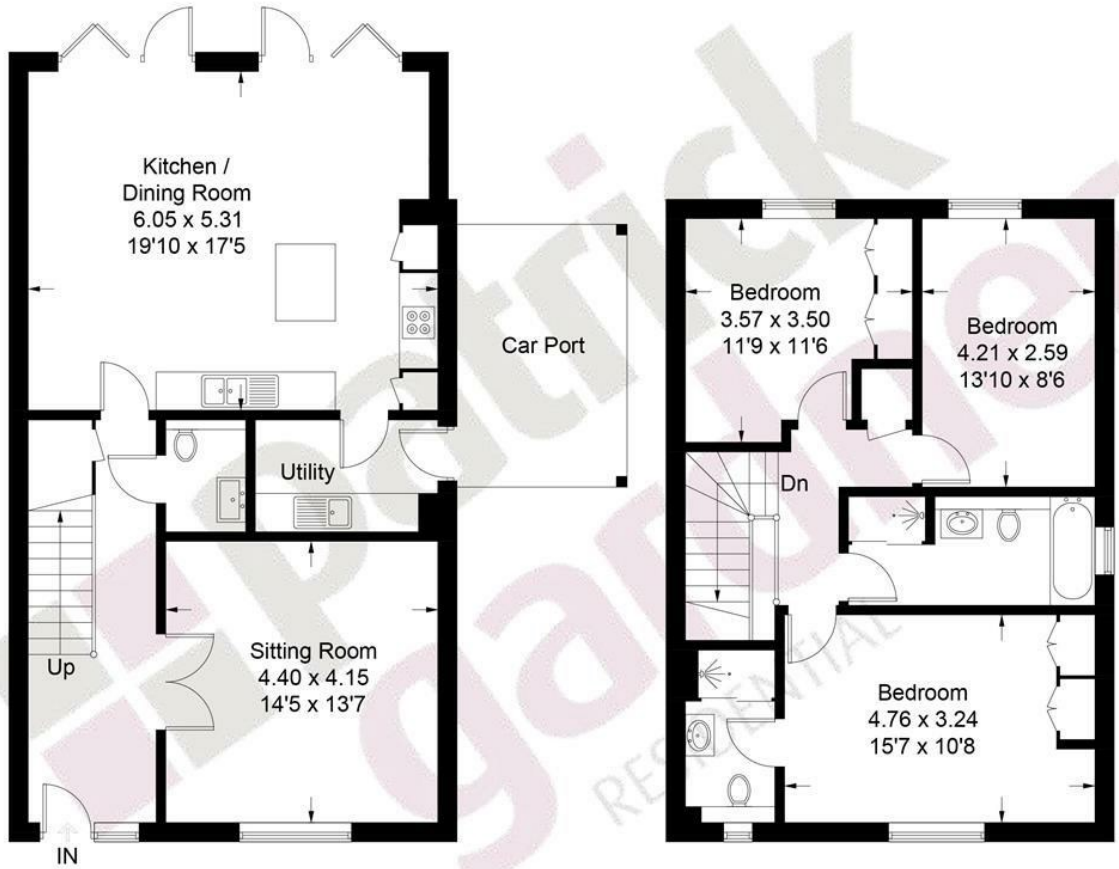
BEDROOM THREE
Bedroom with window overlooking the rear garden.

OUTSIDE
To the front of the property is a driveway and carport providing ample parking. To the rear of the property is a pretty landscaped garden, mainly laid to lawn with a patio area expanding the length of the property and round to the side. Storage shed and bin store. Side gate access.

Underfloor heating on both floors is provided by an air source heat pump.

EPC	B
Council Tax Band	F

Approximate Gross Internal Area = 135.8 sq m / 1462 sq ft
(Excluding Car Port)



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. (ID1310977)

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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, 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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