



Beattie Close, Bookham, KT23 3JF

AVAILABLE 11TH OCTOBER

£1,595 PCM



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- TWO BEDROOM MODERN SEMI DETACHED HOUSE
- STYLISH KITCHEN WITH ISLAND
- TWO GOOD SIZE BEDROOMS
- GARDEN WITH ASTROTURF AND STORAGE
- UNFURNISHED
- LOUNGE WITH WOOD BURNER
- MODERN FAMILY BATHROOM
- NICELY PRESENTED THROUGHOUT
- CONVENIENT LOCATION FOR VILLAGE AND STATION

Description

A deceptively spacious two double bedroom modern house, beautifully presented throughout and benefitting from a generous sized lounge with wood burning stove, modern fitted kitchen with island seating, a downstairs cloakroom, a stylish family bathroom and a private astro-turfed rear garden. MUST BE SEEN!

HALLWAY

Front door leading to spacious hallway with laminate wood flooring, good size storage cupboard and downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

White suite comprising wc, wash hand basin with tiled splashback and obscure glazed window.

LOUNGE

Generous-sized room with wood burning stove and hearth, window to front aspect, tv aerial (SKY available at Tenant's own cost), open plan to kitchen/breakfast area and garden.

KITCHEN/BREAKFAST ROOM

Newly fitted with a range of white gloss wall and base units with oak-style worktops over. Range of appliances including electric hob and oven with extractor over, dishwasher and washing machine. Window overlooking rear garden, breakfast/dining area with island seating area, wine cooler and storage, French doors to rear garden.

Situation

STAIRS RISING TO FIRST FLOOR

MASTER BEDROOM

Good size double room with two fitted storage closets, oak flooring and window to front aspect.

BEDROOM TWO

Double room with fitted wardrobe, double aspect with windows to front and side aspect.

FAMILY BATHROOM

Modern white suite comprising wash hand basin inset in vanity unit, bath with electric shower over, wc, part tiled, obscure glazed window.

GARDEN

With astro turf, single and double storage areas providing storage space for logs, bikes, camping gear etc. Gated side and rear access.

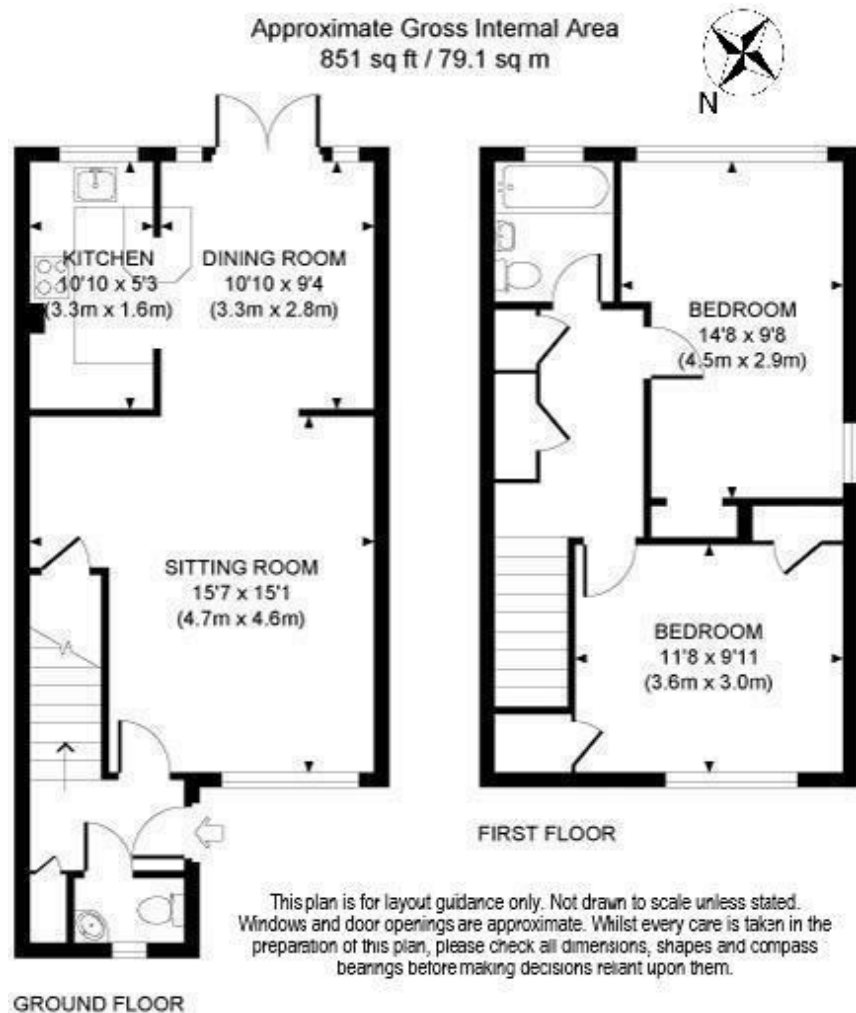
EPC

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Council Tax Band

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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.

43 High Street, Bookham, Surrey, KT23 4AD

Tel: 01372 452208 **Email:** bookhamlettings@patrickgardner.com

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

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