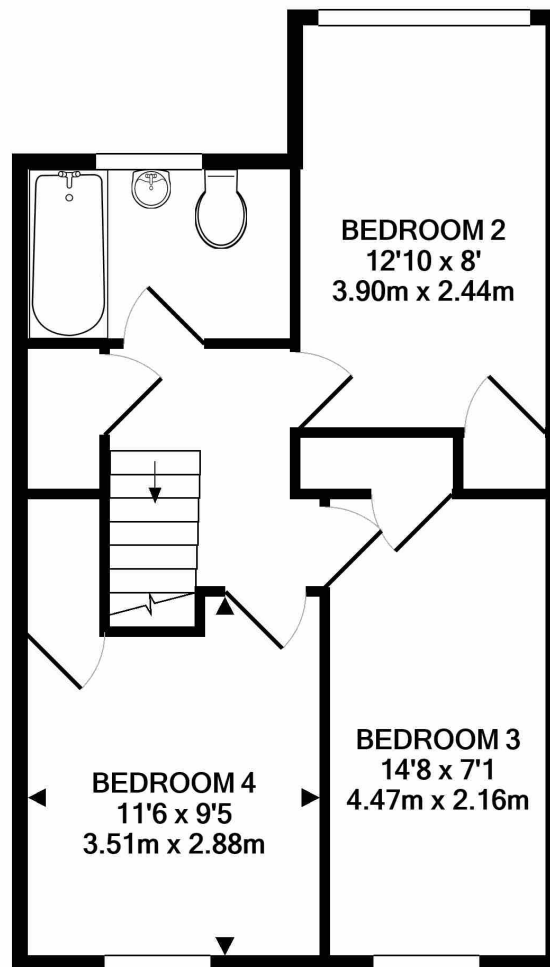


GROUND FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 892 SQ.FT. (82.9 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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The Chantrys, Surrey, GU9

Guide Price £2,150 per month

A 4 bedroom house with garden suitable for four students to share. The house is situated within walking distance (1 mile) of the University of Creative Arts in Farnham and conveniently for the town centre and Farnham railway station. Tenancy to commence 16th August 2024. EPC rating D (67)

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

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Winkworth

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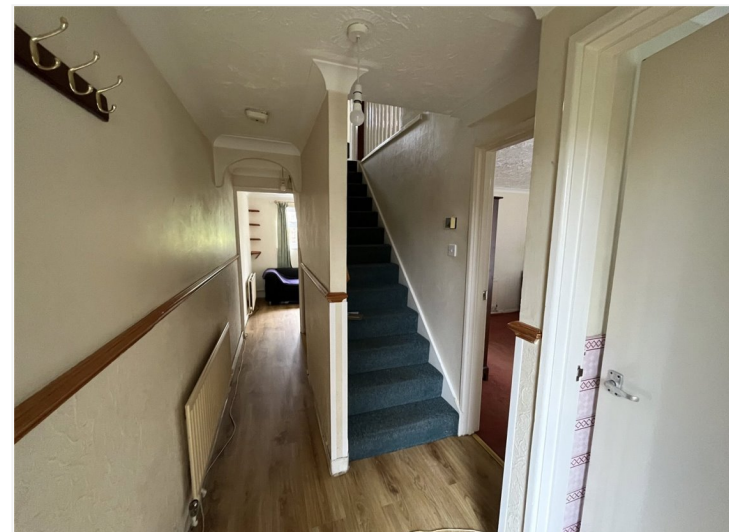


ACCOMMODATION

- Refurbished Kitchen 2023
- Walking distance to UCA
- Living Room
- Four Bedrooms
- Bathroom plus downstairs WC
- Garden

DESCRIPTION

- Ideal for an individual UCA student to rent/ group of four UCA students to rent as a whole
- All students need UK based Guarantors or will need to pay the year's rent in advance.
- Within a strictly no smoking building.
- Beds and cupboards provided in each bedroom. Plus various pieces of furniture throughout the property.
- Tenants to Contribute to Communal Utility Bills
- No pets
- 12 months fixed term
- Resident Parking
- Video Tour/ Virtual viewings available



LOCATION

The property is conveniently located within 0.6 miles from the University of Creative Arts approximately 12 minutes walk away from both the campus and Farnham town centre and the train station providing direct access to London Waterloo in approximately the hour. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north. There are also outdoor pursuits at nearby Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and biking.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax band (student exemption available from council)

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	