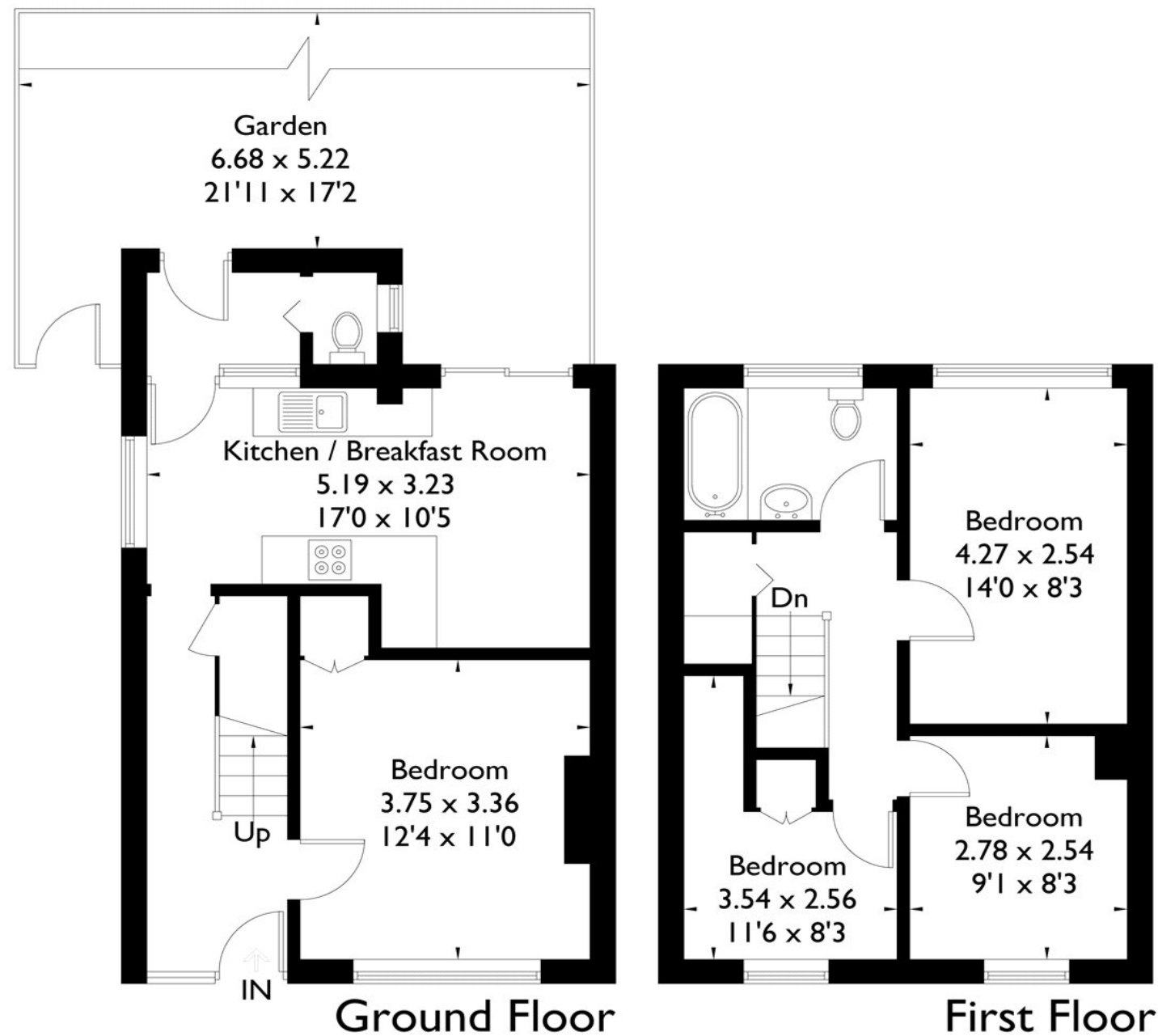


Approximate Gross Internal Area
78.5 sq m / 845 sq ft



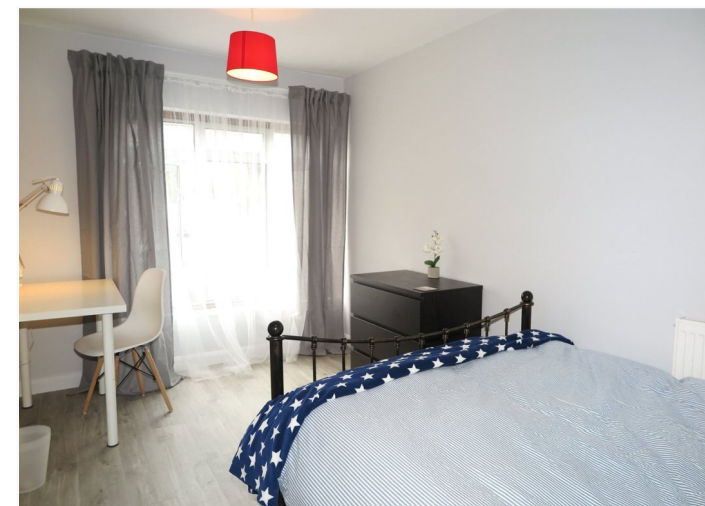
FLOORPLANZ © 2018 0203 9056099 Ref: 215375

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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

Winkworth

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth



THE CHANTRY, FARNHAM, GU9

Guide Price £2,800 per month

A refurbished, 4 bedroom furnished property suitable for four students to share completed to a very high standard with private garden and residential parking, situated 0.6 miles from the University of Creative Arts. Ideal for students. Tenancy to commence 1st August 2026. EPC D (59)

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ACCOMMODATION

- 4 Bedrooms
- Open plan, kitchen/ breakfast/ living room
- Bathroom, Shower Room and a cloakroom!
- Paved Garden
- Residents Parking
- Short walk to UCA
- Furnished to a high standard

DESCRIPTION

A high standard furnished 4-bedroom property with private garden and residential parking.

Recently fitted kitchen/breakfast room/ open plan living room which benefits from a range of high gloss units, induction electric hob with extractor over, oven, fridge freezer, washing machine and microwave. Access to the rear and cloakroom can also be found from here.

The first bedroom and understairs storage with power and light can also be found to the ground floor. To the first floor 3 further bedrooms, a modern family bathroom with shower over the bath and a separate enclosed shower room can be found.

Each bedroom is fitted with a bed, wardrobe, chair, desk lamp, cork board and desk, each containing 4 power sockets and 2 usb points.

Wood effect flooring throughout, new boiler, locks to bedroom doors and double glazing throughout.

GARDEN

Rear garden is mostly paved. Bike shed and washing line.

- Ideal for a group of four UCA students to rent as a whole.
- All students need UK based Guarantors or will need to use a guarantor company such as HousingHand or RentGuarantor
- Within a strictly no smoking building.
- Double Beds, desks and cupboards provided in each bedroom.
- Tenants to pay Utility Bills
- Residents 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.

SERVICES

All mains connected.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band C (student exemption may be obtained from council with proof of student status)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		