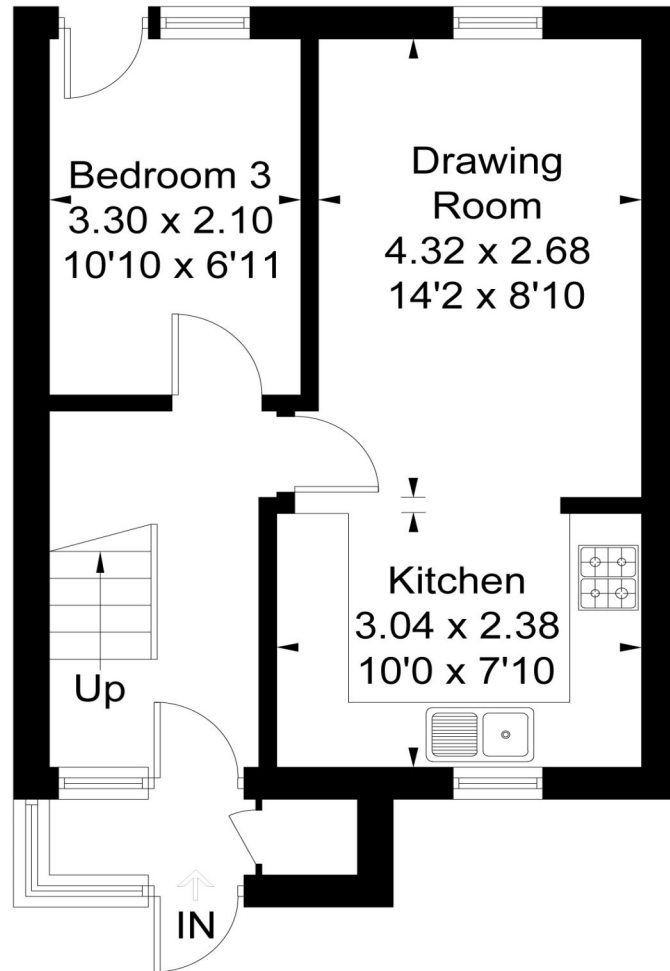
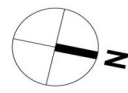
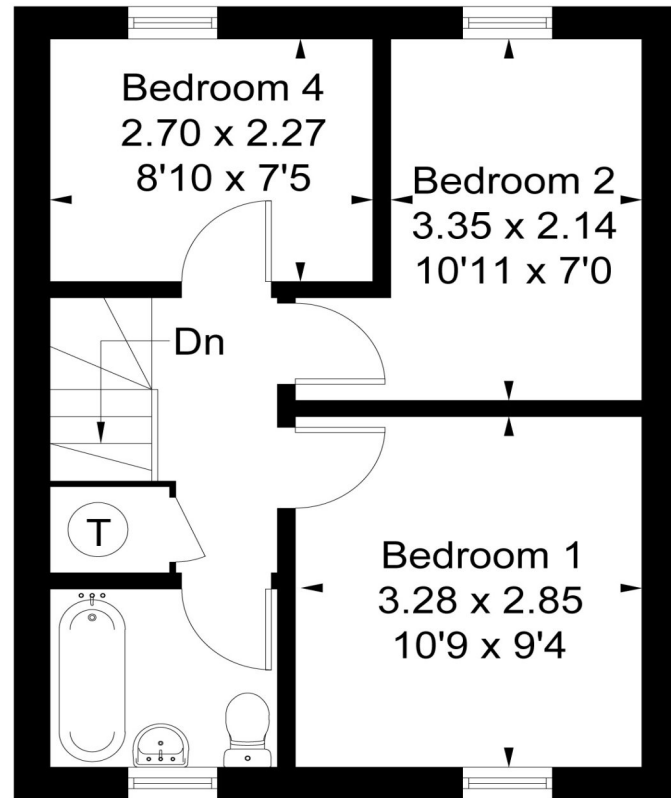


Approximate Floor Area = 69.5 sq m / 748 sq ft



Ground Floor



First Floor



Drawn for illustration and identification purposes only by fourwalls-group.com 258241

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

Winkworth

Arthur Close, Farnham, Surrey, GU9

Guide Price £2,100 per month

A fantastic opportunity for a group of 4 students to let this recently refurbished 4 bedroom house with garden. 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 start date 2nd of September 2024. EPC rating C (74)

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ACCOMMODATION

Open-Plan Kitchen/Sitting/Dining Room 4 bedrooms Bathroom Garden

Available to rent from September 24 until end May 24 so no full year rent commitment, making this a very affordable option for students

- Ideal for a 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. There is also a sofa/ and or dining table in the communal space.
- Tenants to Contribute to Communal Utility Bills
- No pets
- 9 months fixed term available
- Parking/ Garage
- Video Tour/ Virtual viewings available

DESCRIPTION

This house was refurbished Summer 2020 which included modern kitchen, new carpets and fully decorated throughout.

The property is accessed via an entrance porch with storage cupboard, the hallway provides access to the ground floor bedroom, sitting/dining room, kitchen and stairs to the first floor.

The fitted kitchen is to the front of the property and has an oven, grill and hob, sink, space for washing machine, fridge freezer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

To the first floor there three bedrooms. The bathroom contains a shower over the bath, sink, WC.

The property also benefits from an airing cupboard, a loft, gas central heating and double glazing throughout.

OUTSIDE

The rear garden is laid mainly to lawn and a lovely selection of plants and shrubbery. There is a side gate providing access to the garden.

LOCATION

The property is situated in the south of Farnham within walking distance (1 mile) of the University of Creative Arts in Farnham and conveniently for the town centre and Farnham railway station. Farnham is a historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities.

Farnham train station provides direct access to London Waterloo in approximately one hour. 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.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band C (Student exemptions 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 in 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.