
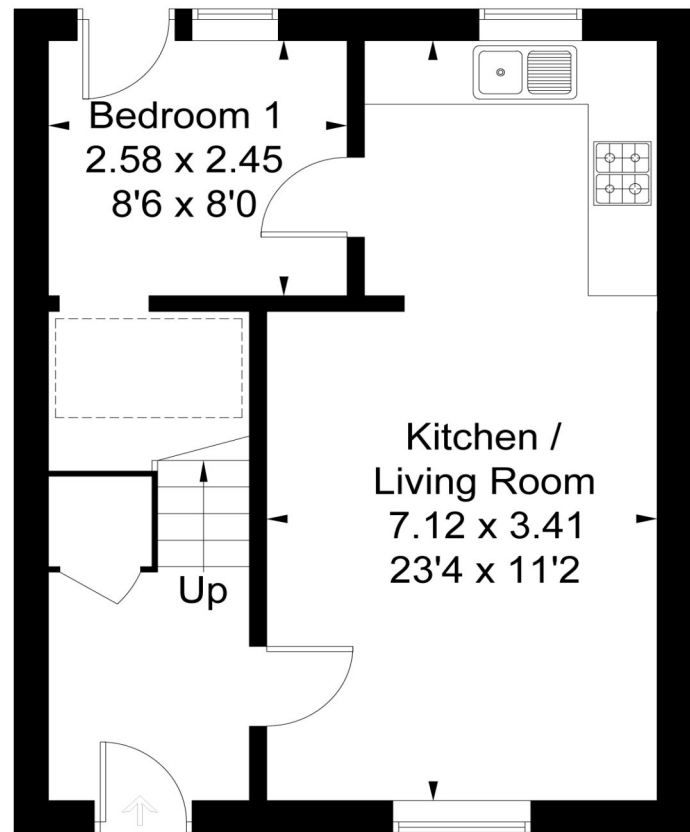


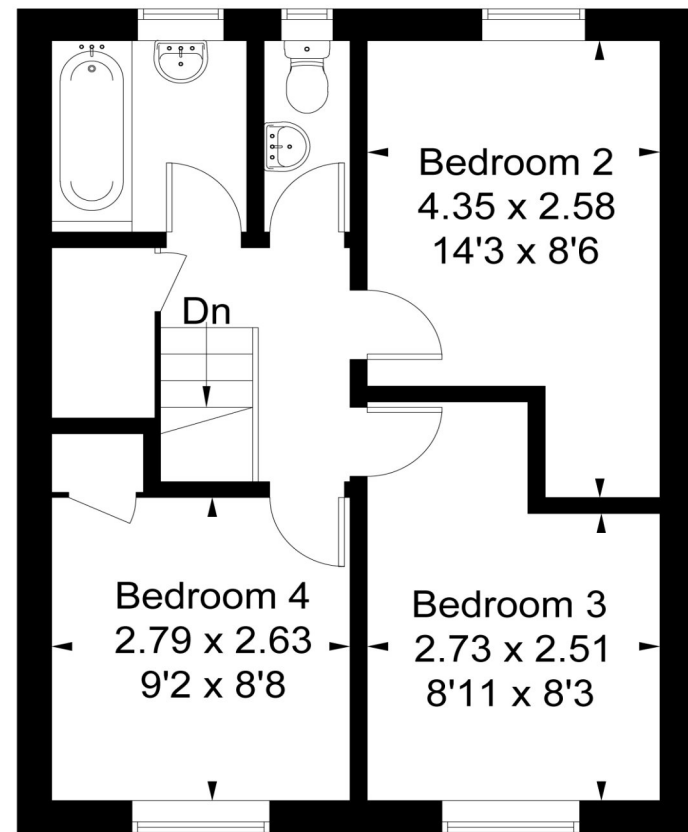
Approximate Area = 76.2 sq m / 820 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)



 = Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 272760

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

Winkworth



The Chantrys, Surrey, GU9

Guide Price £2,250 per month

A fantastic opportunity for a group of 4 students to let this neutrally presented 4 bedroom house with garden that has redecorated and updated. 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 13th August 2024. EPC rating C (69)
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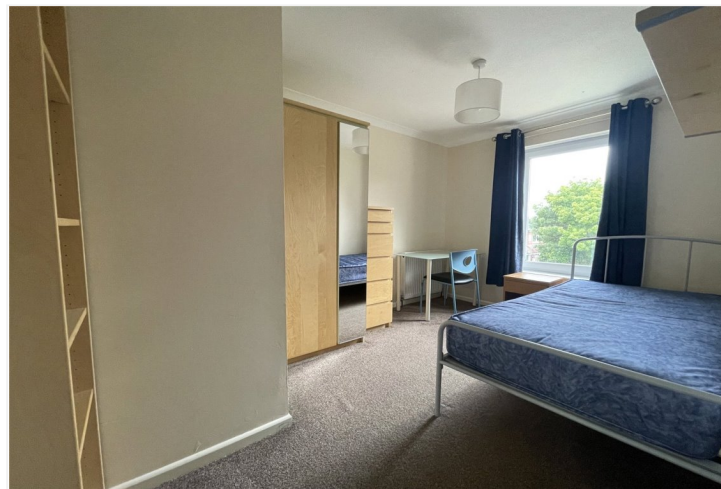
ACCOMMODATION

4 Bedrooms
Furnished
Kitchen
Living room
Bathroom
Garden
Cloakroom

DESCRIPTION

A fantastic opportunity for a group of 4 UCA students to let this well presented 4 bedroom house with garden that has redecorated and updated. 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 13th August 2024. EPC rating C (73)

- 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, desks and cupboards provided in each bedroom. There is also a sofa and dining table in the communal space.
- Lockable storage in the garden which can house bicycles
- Tenants responsible for splitting and paying Utility Bills
- No pets
- 12 months fixed term
- 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 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		
(81-91) B		83
(69-80) C	69	
(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	