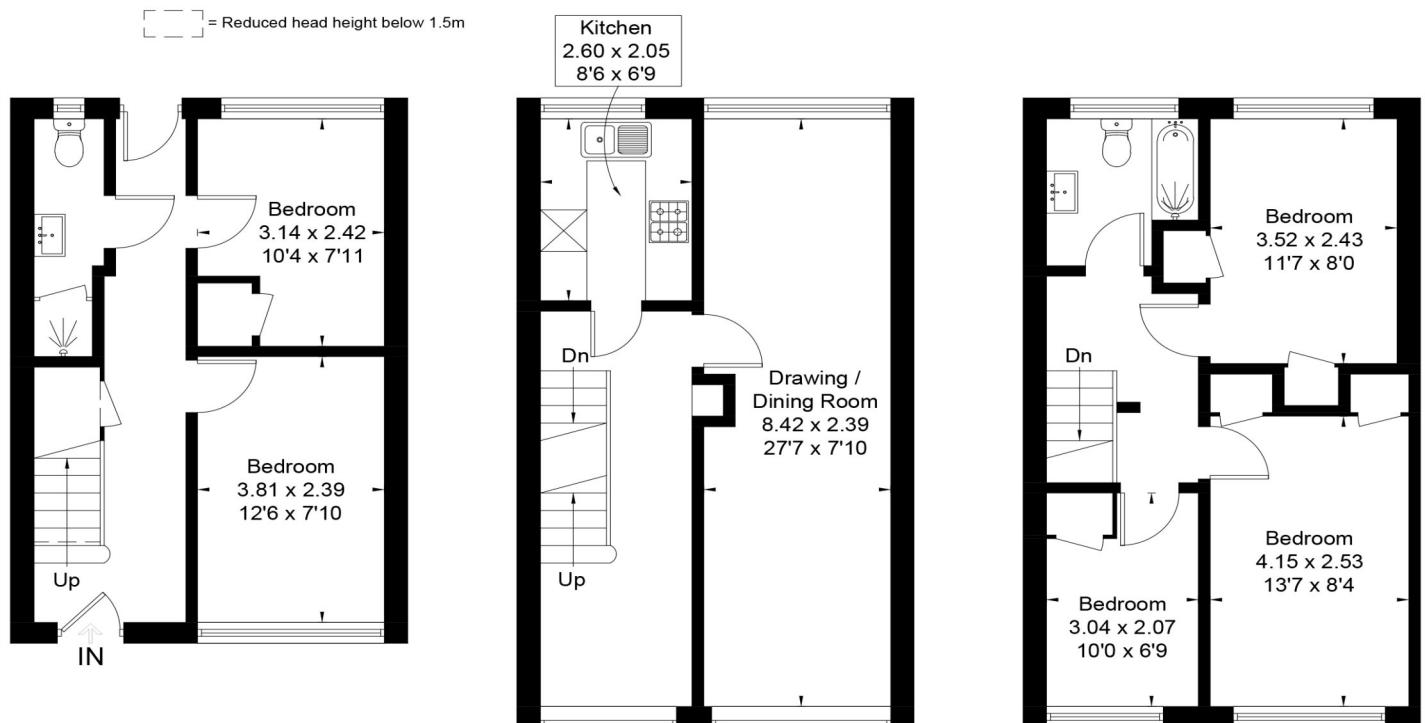


Approximate Area = 109.9 sq m / 1183 sq ft
Including Limited Use Area (3.1 sq m / 33 sq ft)



Ground Floor

First Floor

Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 290532

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

Winkworth



DOLLIS DRIVE, FARNHAM GU9

Guide Price £3,000 per month

An exciting opportunity for a group of UCA Students to rent a 5 bedroom property, conveniently located within 1 mile of the University of Creative Arts Tenancy to commence 15th August 2026

EPC rating C

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Winkworth

ACCOMMODATION

5 Bedrooms
Furnished
Large Sitting/Dining Room
Kitchen
Family Bathroom with Shower over the Bath
Separate Shower Room
Enclosed Rear Garden
Parking



DESCRIPTION

An exciting opportunity for a group of UCA Students to rent a 5 bedroom property, conveniently located within 1 mile of the University of Creative Arts and Farnham town centre. The property benefits from a large living/dining room, fitted kitchen, 5 bedrooms. A family bathroom with shower over bath can be found to the first floor and a separate shower room is situated to the ground floor. An enclosed rear patio garden. Parking for 2 cars.

- Ideal for a group of five UCA students to rent as a whole.
- All students either need UK based Guarantors, to use a Guarantor company or will need to use a Guarantor company such as HousingHand or RentGuarantor
- Within a strictly no smoking building.
- Beds and cupboards provided in each bedroom. Various other furniture in the property.
- Tenants to pay Utility Bills
- Parking/ Garage/ Off street parking



LOCATION

The property is situated in a residential area to within close proximity of Farnham town centre within walking distance to the delightful Farnham Park with its 320 acres of medieval deer park, walkways for pedestrians and cyclists, a 9 hole golf course and panoramic views over Farnham.

Farnham is an historic, former market town on the Surrey/Hampshire border, recognised for its Castle, wide principal street and Georgian architecture. The town provides a range of shopping, educational and cultural facilities which includes the Maltings Art Centre and a sports centre.

There is a railway station providing a direct train service to London Waterloo within the hour, whilst the A31 Farnham by-pass provides access to Guildford and the A3 to the east and Alton and Winchester to the west. The A331 dual carriageway to the north enables easy access to the M3.

There are large areas of countryside and National Trust land beyond the town providing excellent opportunities for walking, riding and a variety of country pursuits.



SERVICES:

Mains gas, electricity, water and drainage.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band C (student exemption may be available from council)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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	

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.