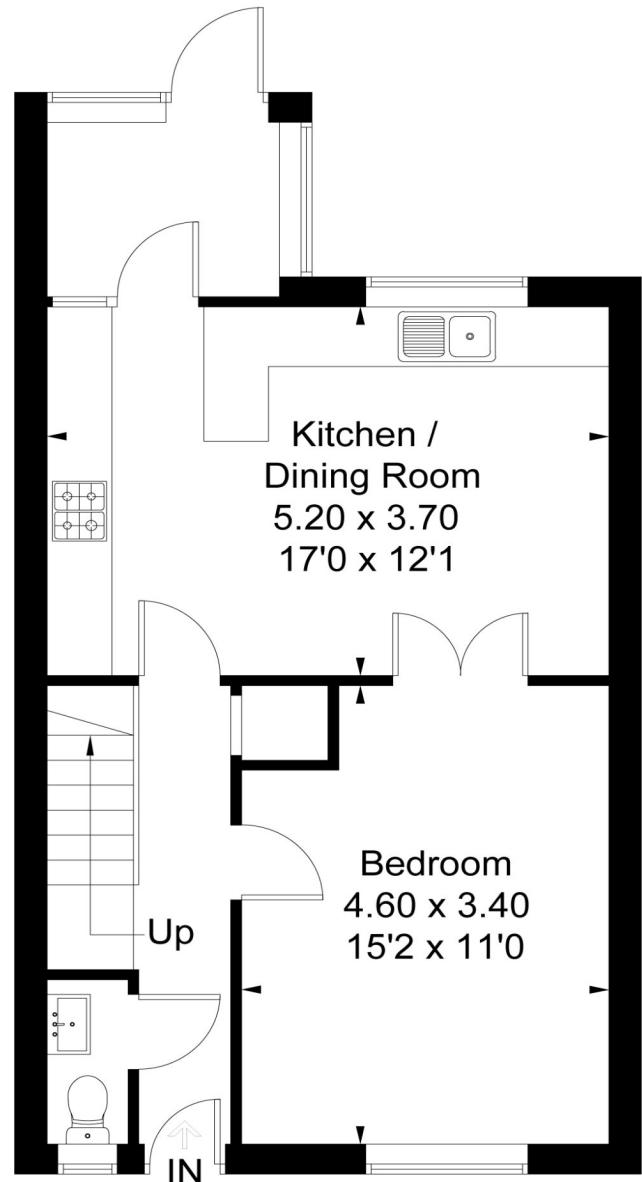
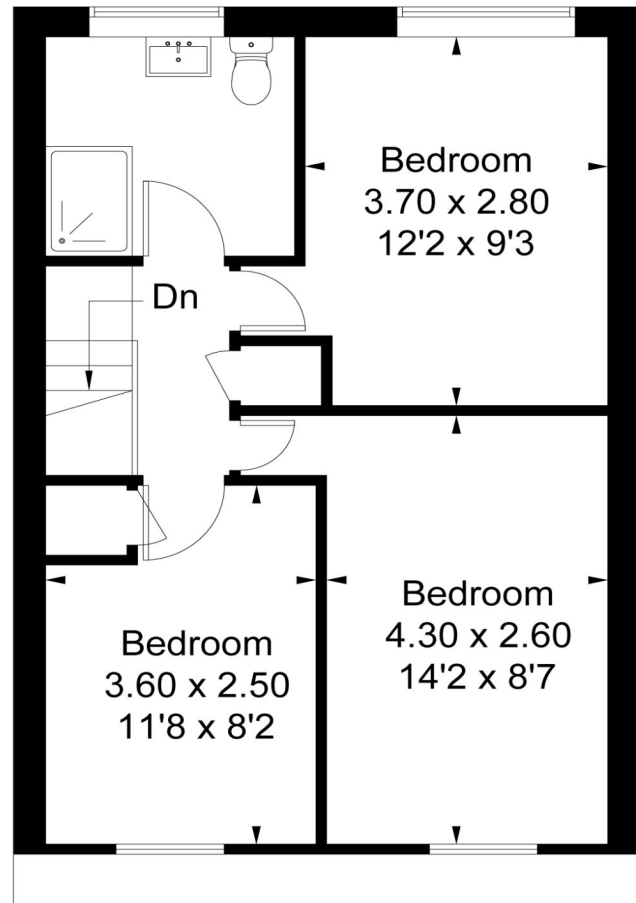


Approximate Floor Area = 89.8 sq m / 967 sq ft



Ground Floor



First Floor



Swift Road, Surrey, GU9

Guide Price £1,900 per month

UCA STUDENTS- This four bedroom house in the Sandy Hill development was refurbished in 2019 and is ideal for students. The house has a well appointed kitchen/living/dining room and wetroom style shower room. Tenancy to commence 14th June 2024. EPC C

Tel 01252 733042
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ACCOMMODATION

Open plan kitchen/ dining and living room * Four Bedrooms * Shower Room and downstairs WC * Garden and Residents Parking * 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 * Tenants to Contribute to Communal Utility Bills * No pets * 12 months fixed term

DESCRIPTION

Attention UCA students wanting more affordable rent without compromising on space or decor. This spacious 4 bedroom house features a particularly well appointed, spacious and sociable open plan kitchen/ dining/ living room. If you have a car, this house is ideal with lots of nearby residents parking available and for those using public transport to get to university there is a bus stop close by.

Many of the rooms have attractive stripped wood floors and the bathroom has been refurbished to provide a wet room style shower room suite. There is a second toilet downstairs such an asset for a shared house.

The Landlord supplies beds and wardrobe in all rooms and a sofa, dining table and chairs. The kitchen includes fridge/freezer, electric oven, 5 ring gas hob, cooker hood, washing machine, tumble dryer and breakfast bar.

OUTSIDE

Partly paved garden with gate leading to residents parking at the rear.



LOCATION

Swift Road is located within the Sandy Hill Estate in North Farnham approximately 3.5 miles from the University of Creative Arts. The Stagecoach No 4-bus route connects with central Farnham and is a short walk from the bus stop to UCA. A Tesco express is approximately 0.4 mile from the property.

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. Within the town is a train station providing direct access to London Waterloo in approximately the 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. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and cycling.

SERVICES

Mains gas, electricity, water and drainage.

LOCAL AUTHORITY

Waverley Borough Council. Band

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		87
(69-80) C	70	
(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	