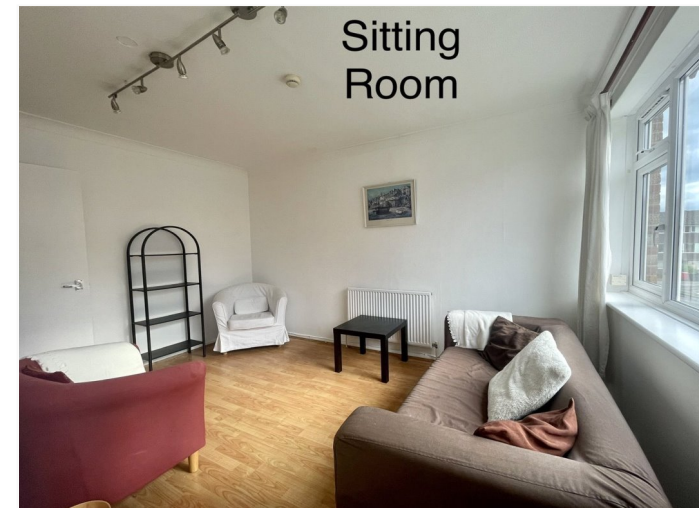
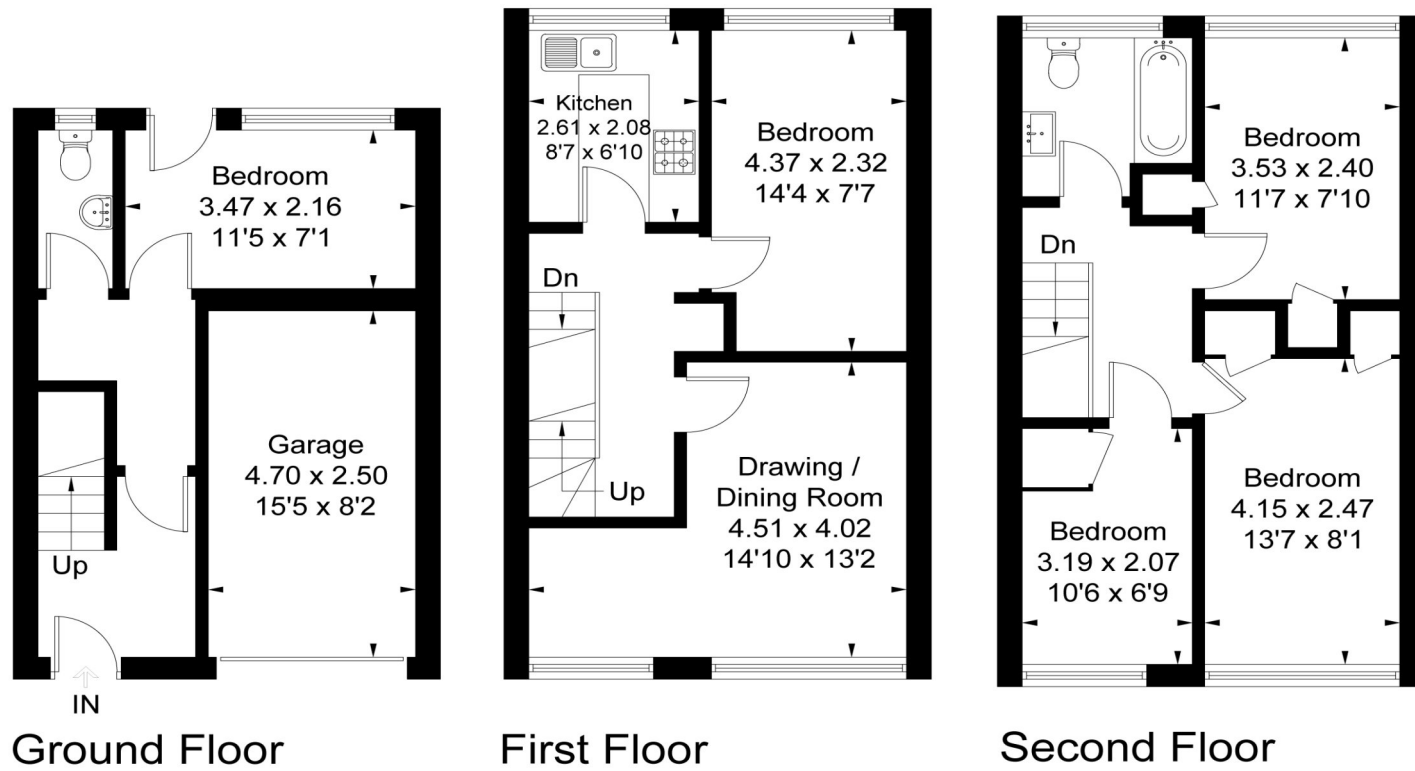
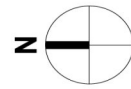


Approximate Floor Area = 96.7 sq m / 1041 sq ft  
Garage = 11.8 sq m / 127 sq ft  
Total = 108.5 sq m / 1168 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 324049

**Dollis Drive, Surrey, GU9**

**Guide Price £2,500 per month**

UCA Students- Rooms available in this refurbished and extremely well presented 5 bedroom student house in Farnham. Walking distance to UCA. Available from 15th July 2024. Part Furnished. EPC D

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**

**ACCOMMODATION**

- Walking distance to UCA
- Ideal for an individual UCA student to rent joining others
- 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.
- Tenants to Contribute to shared Utility Bills
- No pets
- 11 months fixed term
- Off street Parking
- Video Tour/ Virtual viewings available

**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 living/dining room, fitted kitchen, 5 bedrooms and bathroom. An enclosed rear patio garden. Parking for 2 cars.



**LOCATION**

The property is situated in a residential area to within close proximity of Farnham town centre within walking distance to UCA and the delightful Farnham Park with it's 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 D (student exemption may be 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-)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	