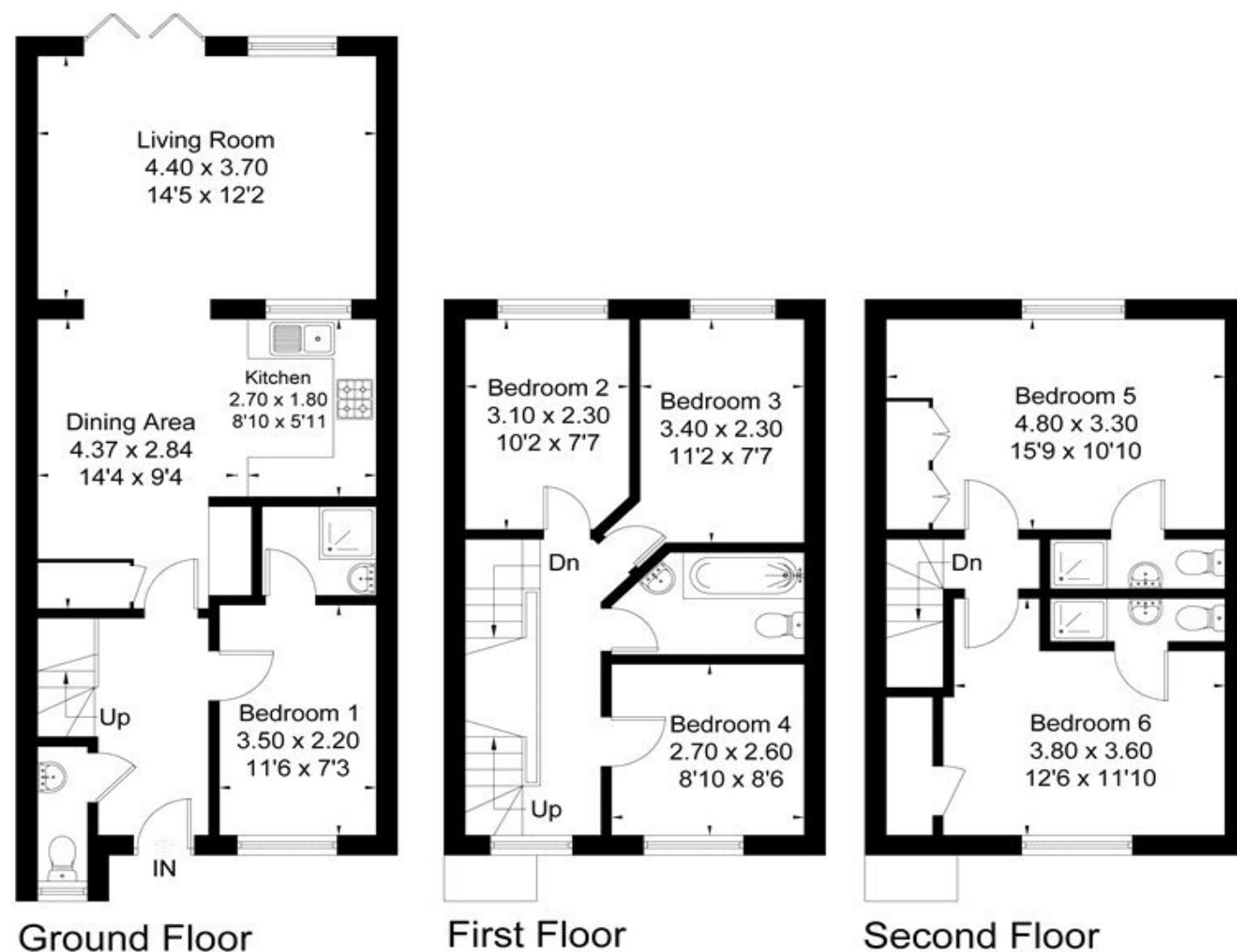


Approximate Floor Area = 131.4 sq m / 1414 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 300478

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

**Winkworth**

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth



## FERNS MEAD, FARNHAM GU9

**Guide Price £4,400 per month**

A beautifully presented 6 bedroom town house suitable for a group of 6 UCA student sharers. Off street parking and located in a central yet peaceful location only 0.5miles from campus (approx 10 min walk). Tenancy Start date 13th July 2026. EPC Rating C (72)

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ACCOMMODATION

Ideal for a group of 6 UCA students to rent as a whole.

All students need UK based Guarantors 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.

Tenants to pay Utility Bills

Parking

Video Tour/ Virtual viewings available

DESCRIPTION

A fabulous 6 bedroom house close to UCA for a group of 6 students to rent together.

Ground Floor comprises Living Room, Kitchen/Dining Room, Guest WC, Laundry cupboard and Bedroom 1 with ensuite Shower Room.

To the first floor can be found 3 bedrooms and a Bathroom.

On the second floor there are two further bedrooms each with fitted wardrobes and ensuite Shower Rooms.

The Kitchen/ Dining room is beautifully presented and fitted with stylish wall and base units, an integrated dishwasher and an electric oven, hob, integrated microwave and grill.

Single beds and cupboard provided in each bedroom



OUTSIDE

The property has an off street parking area at the front. The garden lies to the rear and can be accessed either through the house or via a pedestrian gate at the back of the garden. It is screened by wooden fencing and trellising on three sides, providing a good degree of seclusion. A patio area for outside dining can be found to the rear.

LOCATION

The property is situated in a popular, modern residential development towards the south west fringes of the town centre, ideally situated for walking to UCA and to take advantage of the many local amenities. The setting is peaceful and the property enjoys pleasant views over the neighbouring meadows.

Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses and a wine bar. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. Within the town is a train station providing 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

Mains gas, electricity, drainage and water.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band E (student exemption may be obtained from council on proof of student status)

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.

