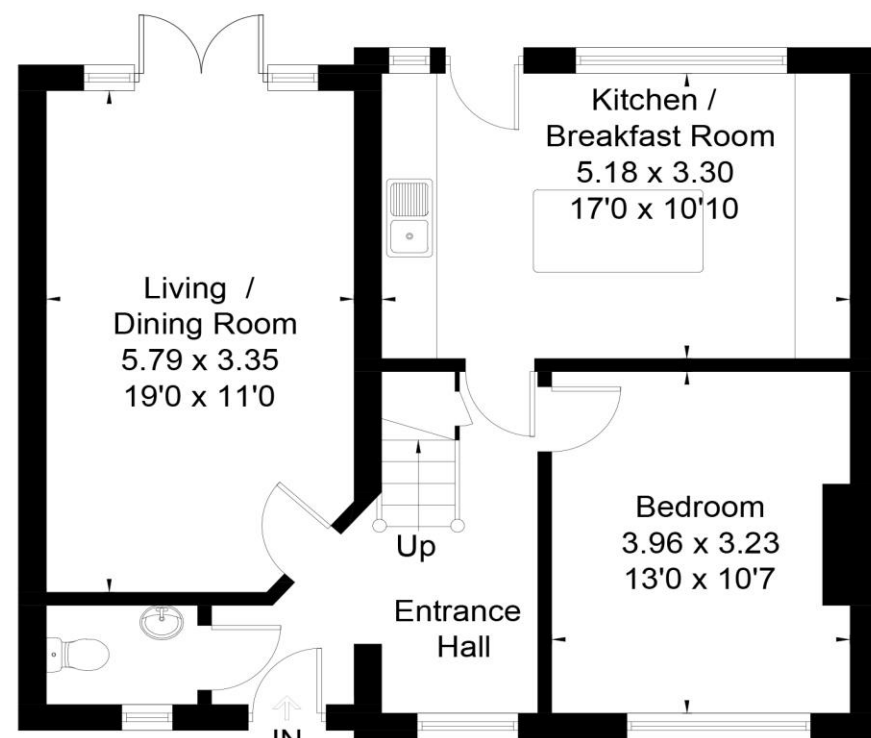
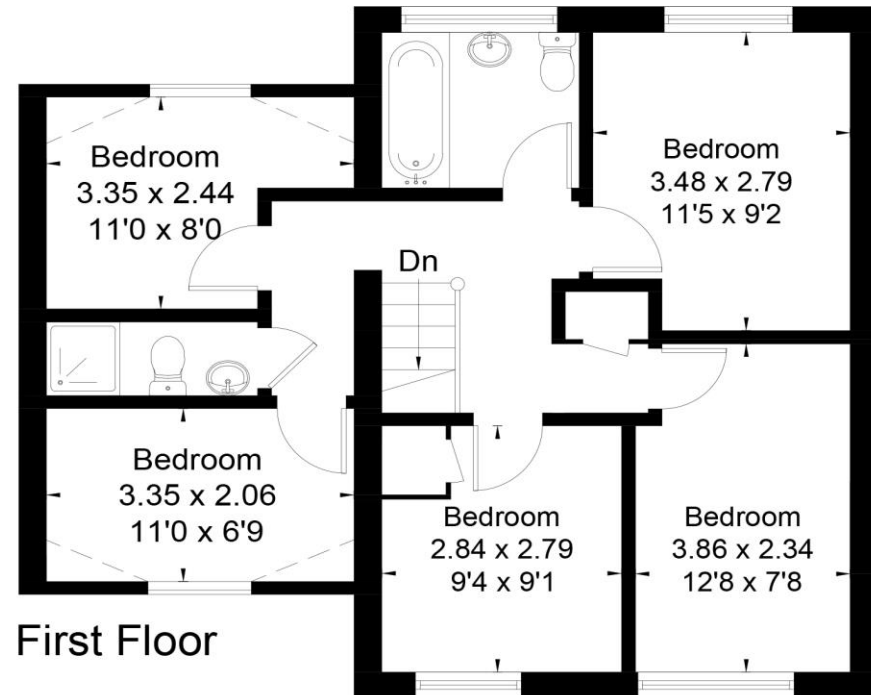


Approximate Floor Area = 122.1 sq m / 1314 sq ft



 = Reduced head height below 1.5m



Drawn for illustration and identification purposes only by @fourwalls-group.com #63098

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

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth



Riverdale, Farnham, GU10

Rent: Rooms from £500 per month (OR £595pcm total rent and including utility bills via unihomes)

A beautifully presented 6 bedroom light and spacious house with a fabulous kitchen and living room, situated just over 1 mile from UCA. Rooms available for UCA students to rent with a tenancy start date 5th July 2024 for 12 month let. EPC rating C (71). In person or Virtual video call viewings available.

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Winkworth



ACCOMMODATION

- 6 Bedrooms
- Bathroom, Shower Room & WC
- Spacious Living Room
- Kitchen/ Breakfast Room
- Garden
- Parking
- Opposite recreation area, cricket and tennis club
- Convenience stores within walking distance

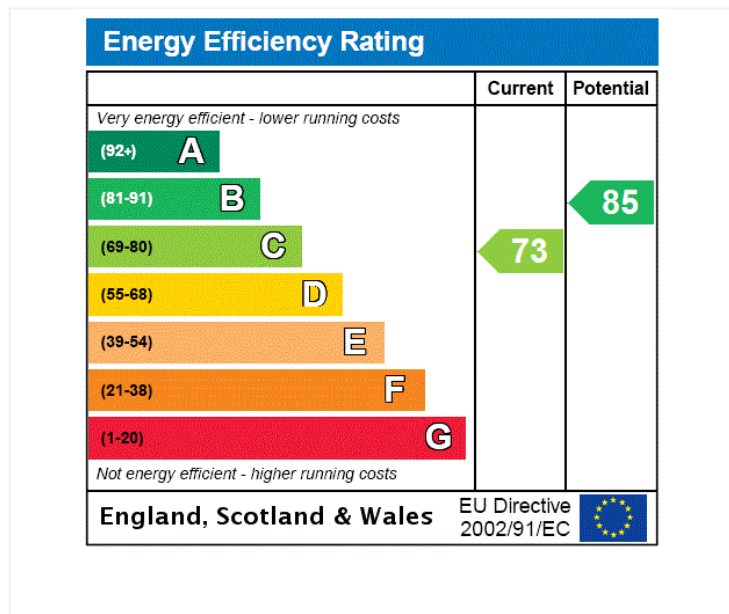
DESCRIPTION

In very good condition with a fabulous kitchen and ideal for a group of 6 students. On the ground floor there is a kitchen/breakfast room, living room, 1 bedroom and a cloakroom.

On the first floor there are 5 further bedrooms, a bathroom and a shower room.

OUTSIDE

Garden to the rear and off-street parking.



- All students need UK based Guarantors or will need to pay the year's rent in advance.
- Within a strictly no smoking building.
- Beds and cupboards provided in each bedroom.
- No pets
- Fixed term
- Parking/ Garage
- Video Tour/ Virtual viewings available

LOCATION

The property is conveniently located within 1.3 miles of the University of Creative Arts approximately 30 minutes walk away from both the campus, 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 E (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.