



Eton Place, Surrey, GU9

Guide Price £1,600 per month

A fantastic opportunity for a group of 4 students to let this 4 bedroom house with garden. The house is situated just over 2 miles from the University of Creative Arts in Farnham and conveniently for the town centre and Farnham railway station. Tenancy start date 3rd September 2021. EPC C rating (71)

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ACCOMMODATION

4 bedrooms, kitchen, living room bathroom,

DESCRIPTION

A four bedroom house set in this ideal location for students at UCA

- -Ideal for an individual UCA student to rent/ 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.
- -Beds and cupboards provided in each bedroom. There is also a sofa in the communal space.
- -Tenants to Contribute to Communal Utility Bills
- -No pets
- -12 months fixed term
- -Video Tour/ Virtual viewings available

LOCATION

Eton Place 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. There is 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

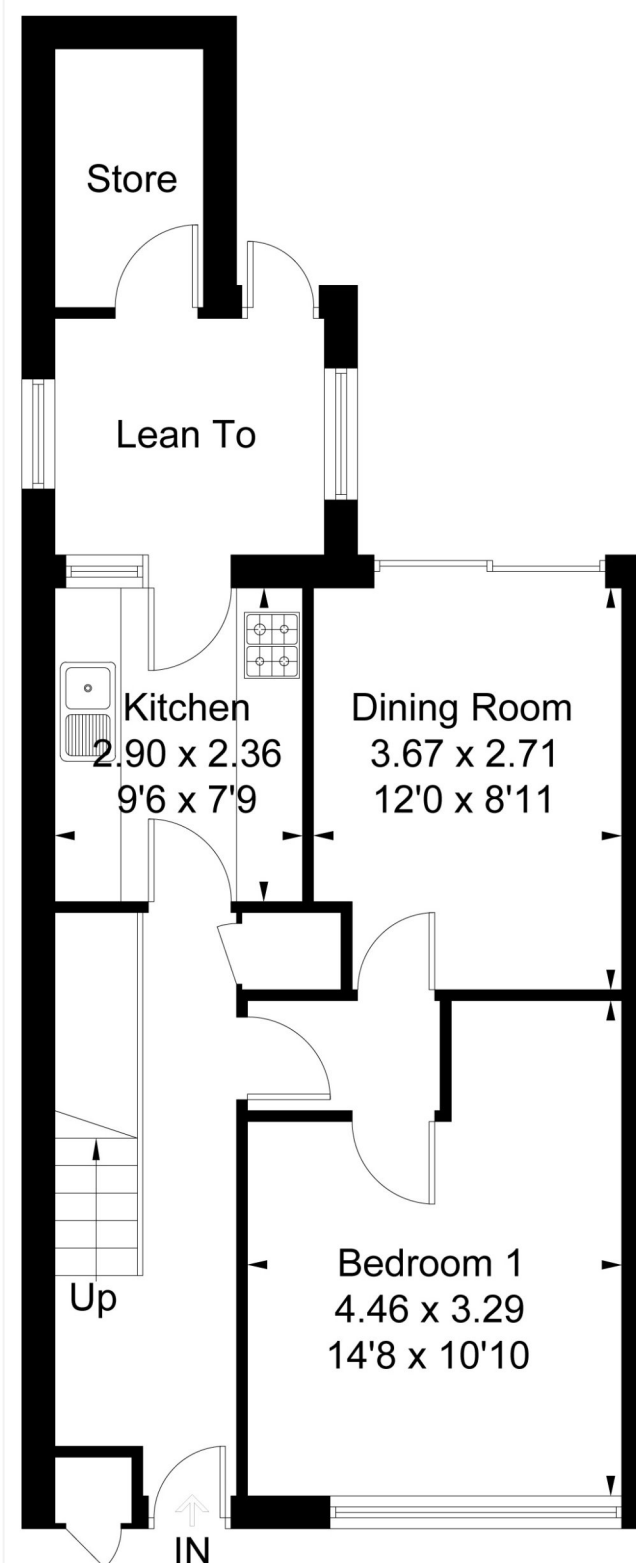
Waverley Borough Council, Godalming

DISCLAIMER

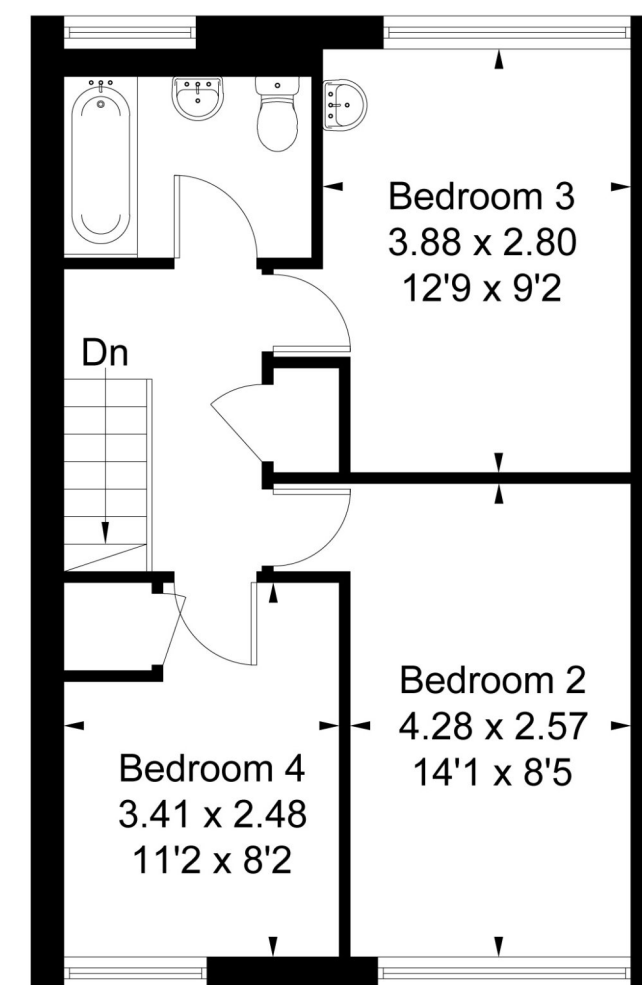
Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken 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		88
(81-91) B		
(69-80) C	71	
(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	

Approximate Floor Area = 91.5 sq m / 985 sq ft



Ground Floor



First Floor

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