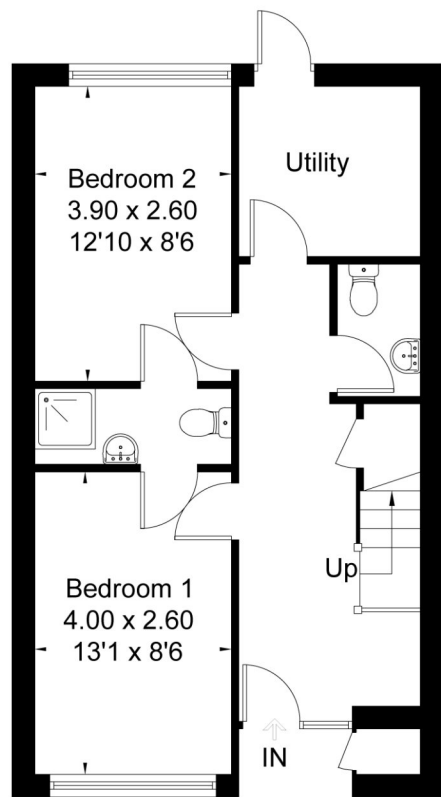
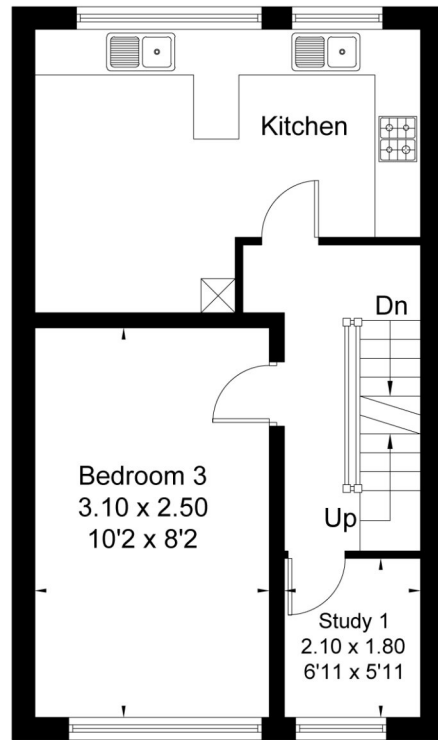


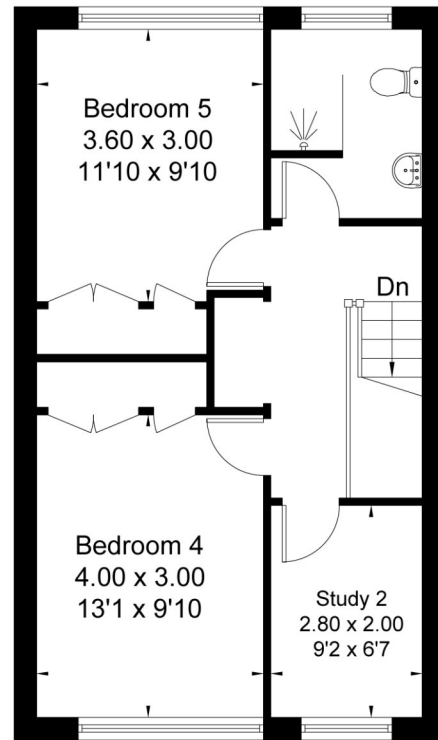
Approximate Floor Area = 137.0 sq m / 1474 sq ft



Ground Floor



First Floor



Second Floor



Kimbers Lane, Surrey, GU9

Guide Price £2,500 per month

UCA STUDENTS!! Rooms available in this fabulous spacious 5 bedroom student house in the town. Available to rent from 13th September 2024. EPC C

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

Winkworth

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Winkworth



ACCOMMODATION

- Spacious shared student house
- Walking distance to UCA
- 5 Double Bedrooms
- 2 Shower Rooms
- Communal Kitchen/ Dining Room
- Garden
- Parking for 2 cars
- Close to town

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 large living/dining room, fitted kitchen, 2 studies and 5 double bedrooms. A family bathroom with walk in shower can be found to the ground floor. An enclosed rear patio garden. Parking for 2 cars.

- Ideal for a group of five UCA students to rent as a whole.
- All students need UK based Guarantors, professional guarantor company insurance or will need to pay the year's rent in advance.
- Within a strictly no smoking building.
- Beds and cupboards provided in each bedroom.
- Various other furniture in the property.
- Tenants to Contribute to Communal Utility Bills
- No pets
- 9-11 months fixed term available
- Video Tour/ Virtual viewings available



LOCATION

The property is situated in a residential area to within close proximity of Farnham town centre within walking distance to 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

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	75	
(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	