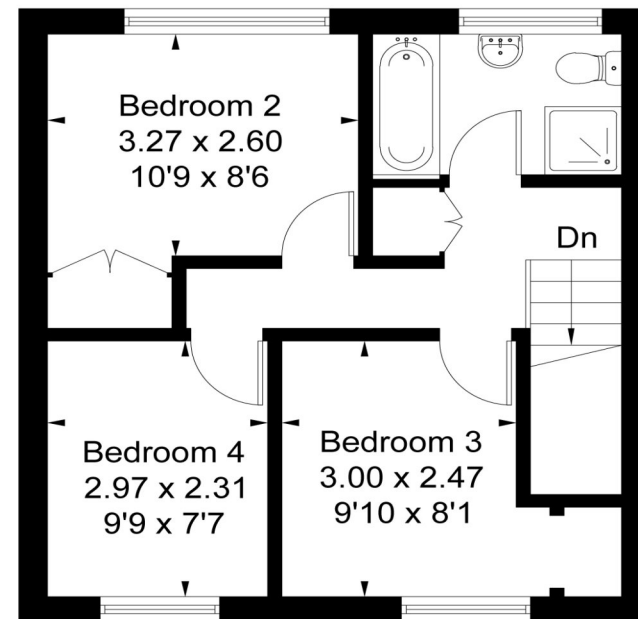
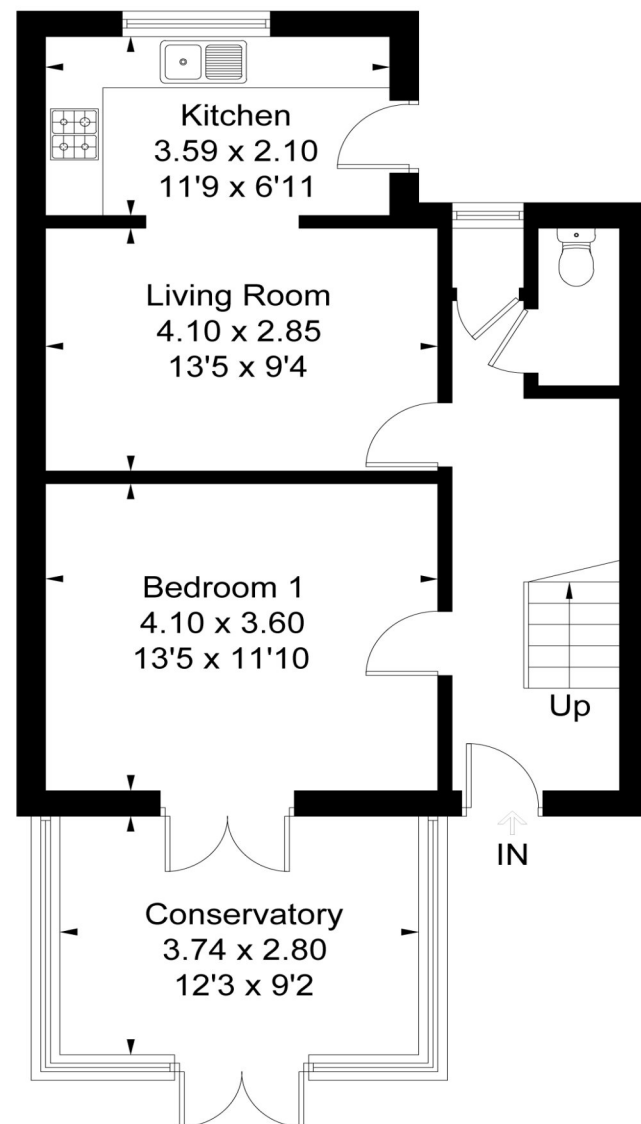


Approximate Floor Area = 94.0 sq m / 1012 sq ft



First Floor

Ground Floor



Drawn for illustration and identification purposes only by fourwalls-group.com 263226

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

Winkworth

The Chantry, Farnham, Surrey, GU9

Guide Price £2,100 per month

A fantastic opportunity for a group of 4 students to let this 4-bedroom house with garden. The house is situated within walking distance (0.5 miles) of the University of Creative Arts in Farnham and conveniently for the town centre and Farnham railway station. Tenancy to commence 5th September 2024. EPC rating D (68)

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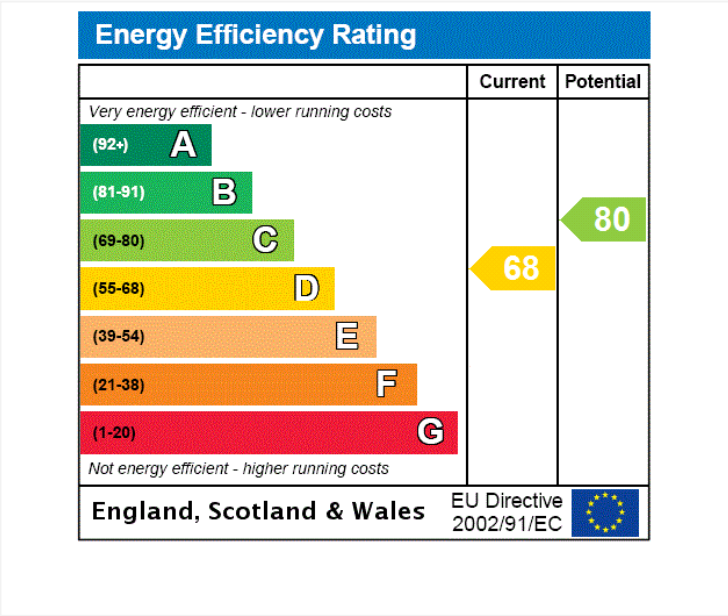
ACCOMMODATION

4 Bedrooms Living Room Kitchen Conservatory Bathroom with Shower Separate WC Garden Residents Parking

- Ideal for a 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, desks and cupboards provided in each bedroom.
- Tenants to Contribute to Communal Utility Bills.
- No pets
- 11 months fixed term
- Residents Parking
- Video Tour/ Virtual viewings available

DESCRIPTION

A four bedroom house set in this ideal location for students at UCA (approximately 0.5 miles) in Farnham and conveniently positioned for the town centre and Farnham railway station. The property comes with a private garden and residential parking. Tenancy start date 5th September 2024. EPC rating D (68)



LOCATION

The property is conveniently located within 0.5 miles from the University of Creative Arts approximately 12 minutes' walk away from both the campus and 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

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.