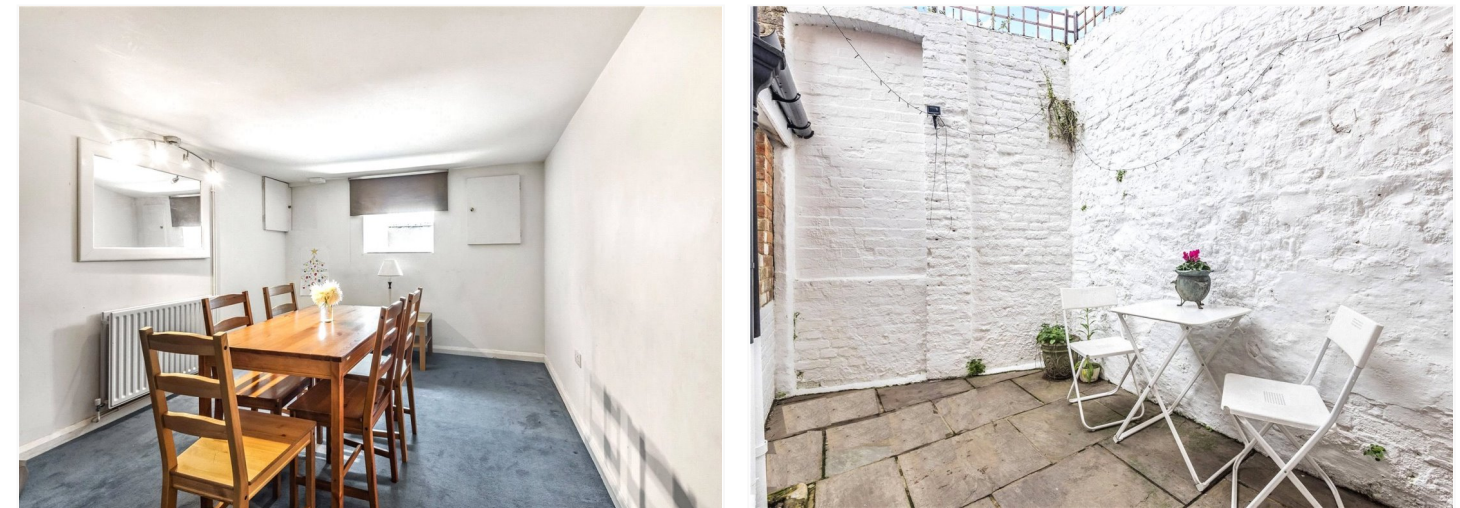


Approximate Area = 88.7 sq m / 955 sq ft
 Lower Ground Floor = 16.9 sq m / 182 sq ft
 Total = 105.6 sq m / 1137 sq ft (Excluding Loft Space)
 Including Limited Use Area (0.2 sq m / 2 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 277126

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

Winkworth

West Street, Surrey, GU9

Guide Price £2,900 per month

A fantastic opportunity for a group of UCA students to rent this ideally located period property in the centre of Farnham (just 5 mins walk from the university) and offering 2 double and 3 single bedrooms. Available 12th August 2024 EPC D (65)

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Winkworth

ACCOMMODATION

- 5 Bedrooms
- Basement hang out communal space
- Very close proximity to UCA
- Courtyard Garden
- Good sized rooms and lots of character

DESCRIPTION

Bedroom 1 with a double bed, feature fireplace and sash windows. Bedroom 2 with double bed, period fireplace and views over the courtyard.

The kitchen has a range of floor and wall units, gas hob, oven, fridge/freezer with access to the utility room with washer/dryer machine and through to the WC.

The spacious lower ground floor room is currently used as the communal dining/sitting room for the house.

Bedrooms 3, 4 and 5 can be found to the first floor each with single beds (all with built in wardrobes and some with period fireplaces) and a Bathroom.

OUTSIDE

There is a private courtyard garden to the rear of the property accessible from the kitchen.

- Ideal for a group of 5 UCA students to rent
- 12 months fixed term
- All students need UK based Guarantors or will need to pay the year's rent in advance.
- Within a strictly no smoking building.
- Tenants to Contribute to Communal Utility Bills
- No pets
- All rooms have beds, desks and chairs as well as each having a set of drawers and shelving.
- Video Tour/ Virtual viewings available



LOCATION

The property is situated 5 minutes from The University of the Creative Arts (UCA) on the west side of the centre of Farnham on West Street.

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

Tenants responsible for gas, electricity, drainage and water charges.

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 vendor unless they are specifically mentioned within these particulars.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	