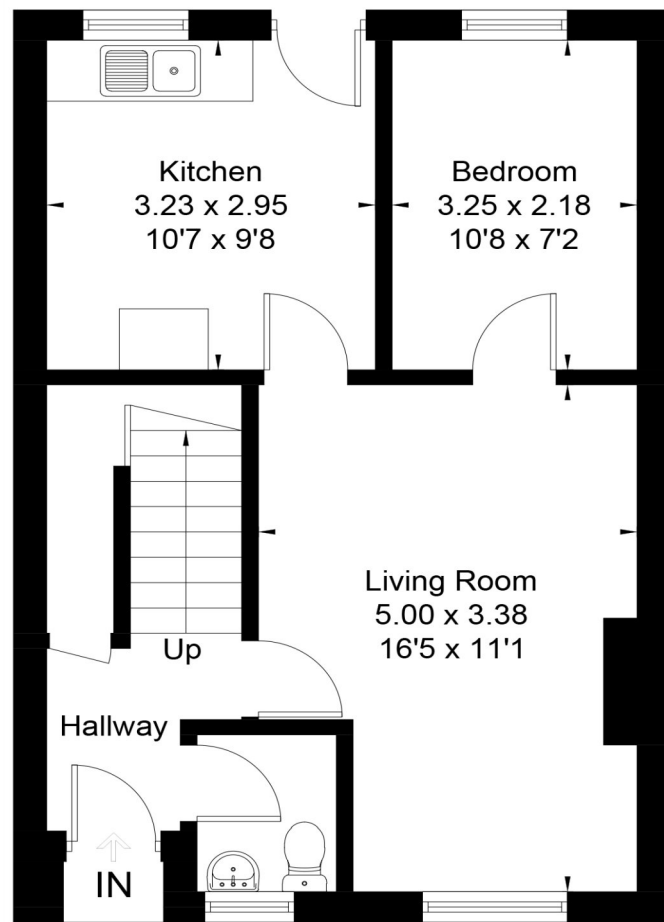
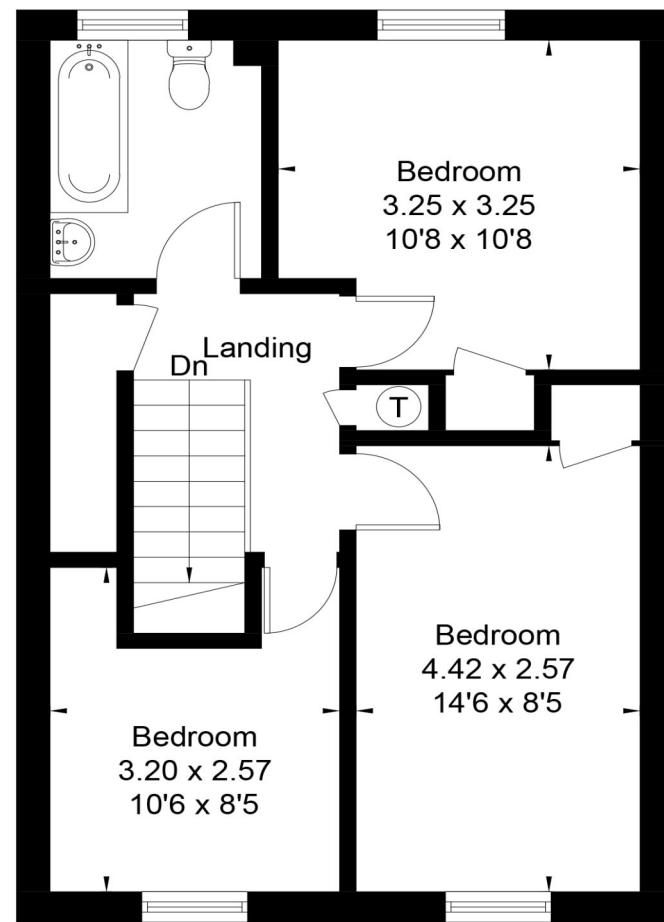


Approximate Floor Area = 88.4 sq m / 951 sq ft



Ground Floor



First Floor



### The Chantrys, Surrey, GU9

Guide Price £2,200 per month

UCA Students- A well located 4-bedroom house for a group of 4 students to rent together. The house is available from 23rd August 2024 for an 11 or 12 month tenancy. Furnished. EPC D

Tel 01252 733042  
Email Farnham@winkworth.co.uk  
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Winkworth

Winkworth





**LOCATION**

The property is conveniently located within 0.6 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. Council Tax Band C (student exemption may be 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.

**ACCOMMODATION**

- WALKING DISTANCE TO UCA
- 4 BEDROOMS
- BATHROOM & GUEST WC
- LIVING ROOM
- KITCHEN
- GARDEN
- OFF STREET PARKING

**DESCRIPTION**

- -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 and cupboards provided in each bedroom. There is also two sofas in the communal space.
- -Tenants to Contribute to Communal Utility Bills
- -No pets
- -11 - 12 months fixed term
- -Off Street Parking
- -Video Tour/ Virtual viewings available



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