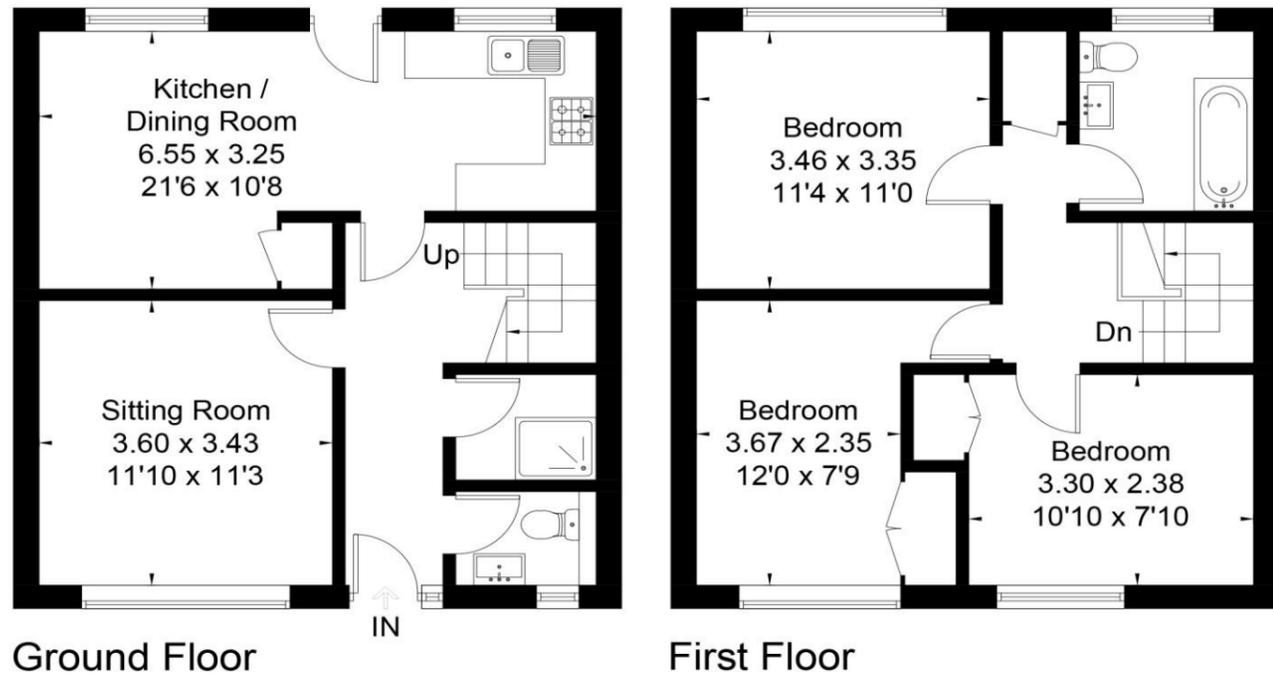


Approximate Area = 94.9 sq m / 1021 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 290598

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

Winkworth

Roman Way, GU9

Guide Price £2,600 per month FURNISHED

Unexpectedly re-available- This fabulous house has it all! Ideal for 4 UCA students to rent for the 2026/2027 academic year the property has been stylishly refurbished by the Landlords to provide modern spacious accommodation. Available 8th August 2026. EPC C (71)

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Winkworth

ACCOMMODATION

Refurbished (2022)

4 Bed Student House

2 Bathrooms

Fabulous open plan Kitchen/ Living/ Dining Room

Furnished

Garden

Off Street Parking

DESCRIPTION

This stunning, newly refurbished (2022), 4 bedroom UCA student only, accommodation boasts fully furnished bedrooms equipped with bed, wardrobe, desk and chair. The fabulous open plan kitchen/ living/ dining room offers a much higher than average quality sociable space. The kitchen offers a range of high gloss units with appliances such as fridge/freezer, dishwasher, washing machine and tumble dryer. There is a downstairs shower room and an upstairs bathroom with shower over the bath.

We predict this house will be snapped up quick so run don't walk to avoid missing out!

- Ideal for a group of 4 UCA students to rent
- All students need UK based Guarantors or will need to use a Guarantor Company such as Housing Hand or RentGuarantor.com.
- Within a strictly no smoking building.
- Tenants to pay Utility Bills
- Beds and cupboards provided in each bedroom
- Video Tour/ Virtual viewings available



LOCATION

The property is situated on the East side of the centre of Farnham near Farnham Park and approximately 1.5 miles from the University of Creative Arts. Farnham is a 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 University of Creative Arts, Maltings Art Centre and a sports centre. There is a railway station providing a 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.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Student exemptions available on proof of student status

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		
(69-80) C	71	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	