



Poplar Road, Leatherhead, KT22 8SJ

Available 13<sup>th</sup> April 2024

£2,450 pcm

Poplar Road, Leatherhead, KT22 8SJ

- AVAILABLE 13TH APRIL
  - UNFURNISHED
  - SEMI-DETACHED PERIOD HOUSE
  - RECENTLY MODERNISED
  - 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
  - MODERN BATHROOMS
  - GARDEN WITH PATIO
  - OFF STREET PARKING
  - WALKING DISTANCE OF LEATHERHEAD TOWN AND STATION



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## THE PROPERTY

A beautifully presented deceptively spacious three bedroom semi-detached period home. Recently modernised with kitchen and bathrooms, finished to a high standard. The property benefits from two reception rooms plus a large kitchen/diner. Three large double bedrooms and two bathrooms, one ensuite. Off street parking and lawn and patio area with garden shed. Within walking distance of Leatherhead town centre and mainline station.

### FRONT DOOR

Leading into hallway.

### RECEPTION ROOM 1

Large room with feature fireplace and bay window.

### RECEPTION 2

### DINING ROOM

With wooden flooring.

### KITCHEN

With a range of wall and base units, electric oven and hob, fridge/freezer, dishwasher and washing machine.

### CLOAKROOM

With basin and wc.

### STAIRS TO FIRST FLOOR

#### MASTER BEDROOM

Large double room with ensuite shower room.

#### ENSUITE SHOWER ROOM

With twin basins, wc and large shower cubicle.

#### BEDROOM 2

Double bedroom.

#### BEDROOM 3

Double bedroom.

### BATHROOM

White suite with basin, wc, bath and separate shower cubicle.

### GARDEN

With patio area and garden shed.

### COUNCIL TAX BAND F







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12022

## INFORMATION FOR TENANTS

### Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

### **Should your offer be agreed and you decide to proceed with a tenancy we require:**

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

### References

We use the referencing company, Rightmove Tenant Services. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

### Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

### Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

### Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.

