



The Street, Capel, Dorking, RH5 5EN

Available late August/September

£2,850 pcm

The Street, Capel, Dorking, RH5 5EN

- UNFURNISHED
- DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- GATED DEVELOPMENT
- CAPEL VILLAGE LOCATION
- IMMACULATELY PRESENTED
- BEAUTIFUL GARDEN
- MODERN KITCHEN/BREAKFAST ROOM
- TWO BATHROOMS PLUS WC
- THREE RECEPTION ROOMS



171 High Street, Dorking
Surrey, RH4 1AD

Tel 01306 877618
dorkinglettings@patrickgardner.com
www.patrickgardner.com

ENTRANCE HALL

Bright entrance leading to

KITCHEN/BREAKFAST ROOM

Large double aspect Kitchen/Breakfast room leading to

UTILITY ROOM

Housing washing machine and dryer with Stable door leading to garden

SITTING ROOM

Large sitting room with front aspect and decorative fireplace, doors leading to Dining room

DINING ROOM

Spacious room with door leading to the conservatory

CONSERVATORY

Bright and spacious room with an outlook across the garden

STAIRS

Leading to the first floor

MASTER BEDROOM

Large double bedroom with fitted wardrobes with front aspect. doors leading to

ENSUITE

White suite comprising of stand alone shower cubicle, W.C and wash hand basin

BEDROOM 2

Good sized double with fitted wardrobe

BEDROOM 3

Good sized double with fitted wardrobe with rear aspect

BEDROOM 4

Good sized double with fitted wardrobe with rear aspect and beautiful views

GARDEN

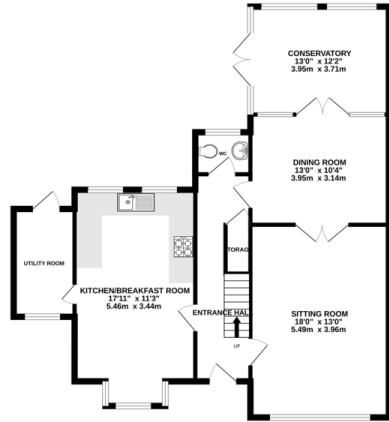
Well manicured good sized garden with large patio and garden shed.

Council Tax Band G

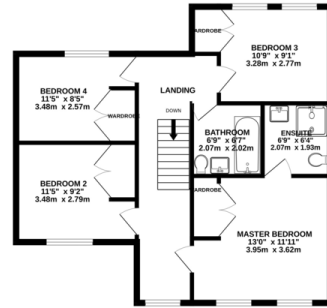
Energy Rating C



GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1568 sq.ft. (145.7 sq.m.) approx.

While 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-statements. This plan is for illustrative purposes only and should be used as a guide to 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 10/2023

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.

