



Lower Shott, Bookham, Surrey, KT23 4LR

Available 9th September 2023

£1,895 pcm

Lower Shott, Bookham, Surrey, KT23 4LR

- AVAILABLE 9TH SEPTEMBER
- UNFURNISHED
- SPACIOUS THREE BEDROOM SEMI
- MODERN KITCHEN WITH APPLIANCES
- SPACIOUS LOUNGE OPENING ONTO GARDEN
- THREE GOOD BEDROOMS
- NEW MODERN BATHROOM & CLOAKROOM
- RECENTLY REFURBISHED THROUGHOUT
- CONVENIENT VILLAGE LOCATION
- HOWARD OF EFFINGHAM CATCHMENT



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THE PROPERTY

Recently refurbished and superb FAMILY home in the heart of Bookham VILLAGE. Fully modernised throughout to a very high standard, the property has a stunning kitchen/breakfast room with appliances. Situated on a lovely corner plot with mature gardens and a garage, early viewing is highly recommended to fully appreciate the scope and quality of this fantastic property.

HALLWAY

Neutral décor.

CLOAKROOM

Wc and wash hand basin.

LOUNGE/DINER

Bright room with wood flooring and sliding doors leading out to the rear garden. Feature fireplace.

KITCHEN

Modern kitchen, part tiled with grey high gloss base and wall units. Gas cooker, oven and integrated fridge freezer. Wooden flooring and side access to the garden.

PRINCIPLE BEDROOM

Double aspect room with neutral walls and carpet.

BEDROOM 2

Double aspect room with neutral walls and carpet.

BEDROOM 3

Rear aspect room with neutral walls and carpet.

BATHROOM

Modern white and grey bathroom suite comprising of wc, wash hand basin with storage, bath with shower over. Heated towel rail. Obscure glazed window.

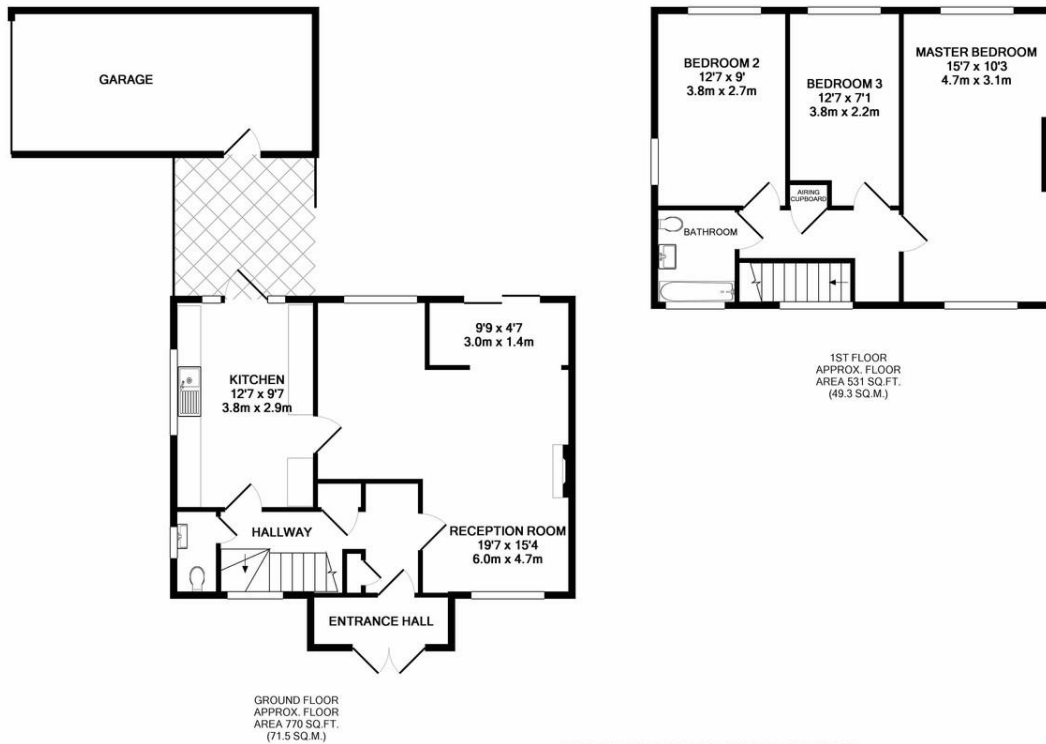
OUTSIDE

Wrap around garden to side, front and rear mainly laid to lawn. Garage to the rear with off road parking.

EPC: D

Council Tax Band: D





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.

