



**patrick  
gardner**  
LETTINGS

Church Road, Bookham, Surrey, KT23 3PW

Available 26<sup>TH</sup> August

£1,725 pcm



Church Road, Bookham, Surrey, KT23 3PW

- AVAILABLE 26TH AUGUST
  - FULLY FURNISHED
  - GRADE TWO LISTED COTTAGE
  - SHORT 6-9 MONTH LET ONLY
  - FITTED KITCHEN WITH APPLIANCES
- BEAMED LOUNGE/DINING ROOM
  - TWO DOUBLE BEDROOMS
  - GROUND FLOOR BATHROOM
  - PRETTY GARDEN (Gardener included)
  - ON THE DOORSTEP OF ALL LOCAL AMENITIES



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### THE PROPERTY

Set back off Church Road in the sought after village of Great Bookham, is this truly charming and characterful 18th Century, two bedroom Grade II listed cottage. Offered FURNISHED on a short six - nine month let, this warm and welcoming cosy cottage would be best suited to someone with a principle home.

### PORCH

Gabled brick porch with stable door, quarry tiled floor, hanging rail for coats opening into:

### LOUNGE/DINING ROOM

Dual aspect with windows to the front and rear, wooden beamed ceilings.

### KITCHEN

Fully fitted with a range of wall and base units with laminate worktops over, electric hob & oven with extractor over, cupboard housing boiler, tiled splashbacks, window overlooking garden and door to side access.

### BATHROOM

Fully fitted white suite comprising wc, wash hand basin inset in vanity unit, bath with shower over, tiled walls & vinyl flooring, obscure glazed window.

On the first floor

### BEDROOM 1

Double room with window overlooking pretty cottage gardens. (Bed linen and towels not provided).

### BEDROOM 2

Double room with window overlooking pretty cottage gardens. (Bed linen and towels not provided).

### OUTSIDE

The property is accessed via a shared path through pretty cottage gardens. To the rear of the property is a large, well stocked private garden with shed. Gardener included.

Council Tax Band: D

EPC D

Sorry no pets or children.

FULLY FURNISHED - full list of furnishings available on request.



## 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

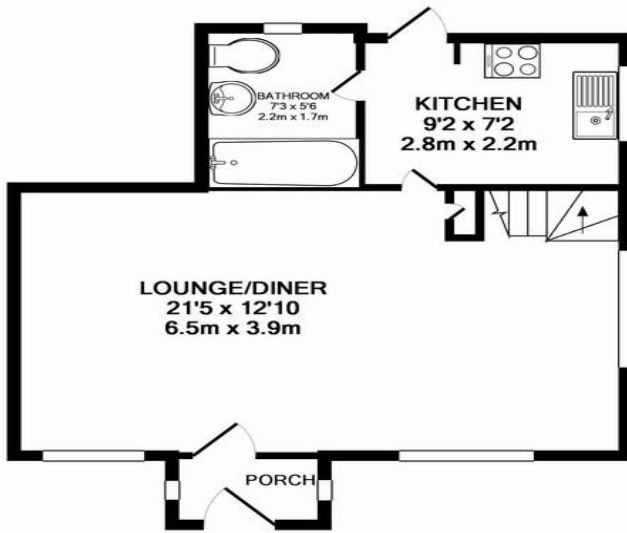
Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

### Deposit

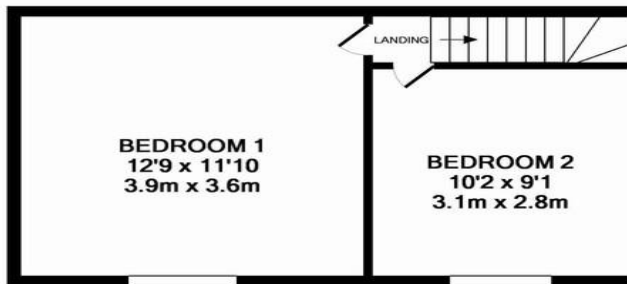
A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

### 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 273 SQ.FT.  
(25.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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  
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