



Goodwyns Place, Dorking, Surrey, RH4 2AW

Available Now

£1550 pcm

Goodwyns Place, Dorking, Surrey, RH4 2AW

- AVAILABLE NOW
- FURNISHED
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- ELEVATED POSITION
- ALLOCATED PARKING
- STUNNING COMMUNAL GROUNDS
- ALMOST 1000 SQ FT OF LIVING SPACE
- GAS CENTRAL HEATING
- BEAUTIFUL VIEWS



171 High Street, Dorking
Surrey, RH4 1AD

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

ENTRANCE HALL

DINING ROOM

Stunning period features, 6-seater dining table and chairs, side table. leading to kitchen

KITCHEN

Range of wall and base units, oven and hob, fridge freezer and dishwasher

LARGE LIVING ROOM

Side aspect of communal grounds, Three sofas, coffee table and tv unit

SECOND BEDROOM

Good sized double bedroom, with double bed and free standing wardrobe

BATHROOM

White suite, bath with shower over, wc and wash hand basin

MASTER BEDROOM

Double aspect room with fitted wardrobes, bed and mattress, side tables and occasional chairs

COMMUNAL

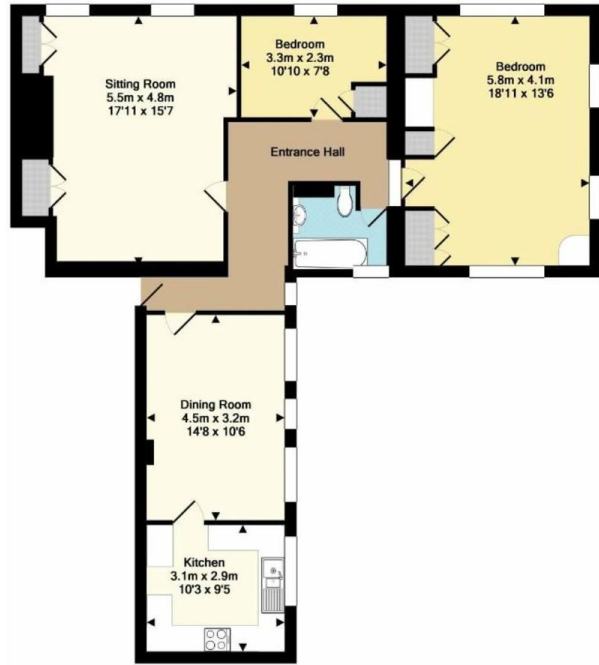
Well-kept gardens with seating areas

ALLOCATED PARKING SPACE

Council Tax Band: D

EPC Rating: C





TOTAL APPROX. FLOOR AREA 91.4 SQ.M. (984 SQ.FT.)
THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER OR RENTER. It has been made to the best of the knowledge of the Agent at the time of preparation and no responsibility is accepted for any errors, omissions or inaccuracies. The dimensions, layout and location of the property are not guaranteed and no guarantee is given. Property Services Ltd.

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.

