



patrick
gardner
LETTINGS

Abinger Road, Coldharbour, Dorking, RH5 6HD

Available NOW

£3,000 pcm

Abinger Road, Coldharbour, Dorking, RH5 6HD

- ****BREATH TAKING VIEWS****
- **AVAILABLE NOW**
- **UNFURNISHED**
- **PERIOD COTTAGE**
- **THREE DOUBLE BEDROOMS**
- **SOUTH FACING GARDEN**
- **ALLOCATED PARKING SPACE**
- **GENEROUS LOFT SPACE**
- **WOOD BURNING STOVE**
- **HOME OFFICE WITH VIEWS**



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THE PROPERTY

DESCRIPTION

****BREATH TAKING VIEWS**** Patrick Gardner are delighted to present this stunning period cottage nestled in the Surrey hills. The cottage welcomes you into a reception hall with original exposed brick, and leads you through to the cosy dining room and living room, complete with a wood burning stove and bi-folding doors. The kitchen features traditional ceramic flooring and wooden beams, a Rayburn stove and integrated appliances. The home offers three double bedrooms, a study and two bathrooms. Viewing is advised to appreciate the uninterrupted views that wrap the cottage.

RECEPTION HALL

Feature exposed brick

KITCHEN

Country style kitchen, benefitting from integrated appliances and range cooker.

DINING ROOM

Space for dining room table and chairs, boasting period features

SITTING ROOM

Feature fireplace and rear aspect views

FAMILY ROOM

Benefitting from bi-fold doors and log burner

STUDY

SHOWER ROOM

Stand-alone shower, WC and hand-washing basin

MASTER BEDROOM

Generously sized double bedroom with south facing views

SECOND BEDROOM

Generously sized bedroom with loft access

THIRD BEDROOM

Good sized double bedroom

BATHROOM

Bath, WC and hand-washing basin

GARDEN

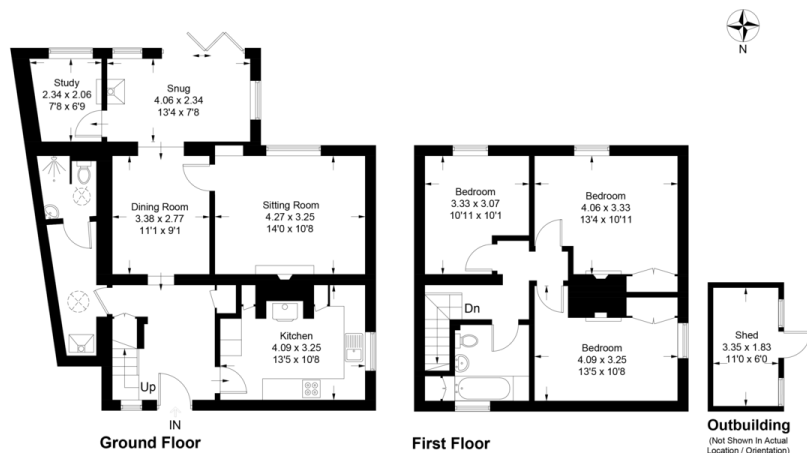
Tiered garden offering spectacular views across the Surrey hills. Large shed at bottom of garden

Allocated Parking space

Oil fired heating – EPC E



Approximate Gross Internal Area = 125.7 sq m / 1353 sq ft
Outbuilding = 6.2 sq m / 67 sq ft
Total = 131.9 sq m / 1420 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID 954097)
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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.

