



Vicarage Close, Bookham, Surrey, KT23 3DZ

Available NOW

£1,925 pcm

## Vicarage Close, Bookham, Surrey, KT23 3DZ

- AVAILABLE NOW
- UNFURNISHED
- THREE BEDROOM DETACHED BUNGALOW
- MODERN EAT IN KITCHEN
- SPACIOUS LOUNGE
- FAMILY BATHROOM
- SECLUDED REAR GARDEN
- OFF ROAD PARKING FOR SEVERAL CARS
- CLOSE TO BOOKHAM SHOPS
- MUST BE SEEN!



43 High Street, Bookham  
Surrey, KT23 4AD

Tel 01372 452208

[bookhamlettings@patrickgardner.com](mailto:bookhamlettings@patrickgardner.com)

[www.patrickgardner.com](http://www.patrickgardner.com)

### THE PROPERTY

This lovely detached three bedroom bungalow has an eat in kitchen, spacious lounge and three double bedrooms. Situated close to popular Bookham Village with its independent shops. MOVE IN BEFORE CHRISTMAS!

Entrance hallway leading to

### KITCHEN/DINER:

Modern kitchen with a number of wall & under worktop cupboards. Hotpoint oven and electric hob, with a Zanussi over head extractor. Logik fridge freezer and Hoover washing machine. Access to the rear garden.

### LOUNGE:

Neutrally decorated, spacious, light an airy with new carpet.

### BEDROOM ONE:

Double room with double aspect to the front and side of the property with new carpet.

### BEDROOM TWO:

Double room with rear aspect and new carpet.

### BEDROOM THREE:

Light and airy with new carpet.

### BATHROOM:

White suite with bath and overhead shower, washbasin and wc.

The front of the property there is a lawned area and driveway parking for several cars.

To the rear is a secluded garden with patio area and mainly laid to lawn

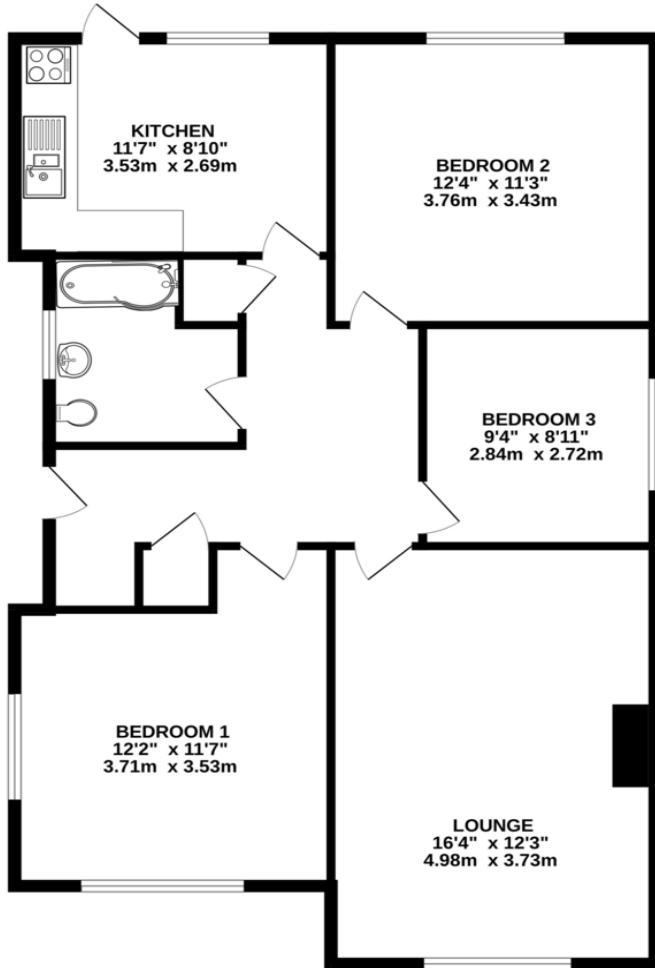
EPC: D

Council Tax: F

Pets considered.



## GROUND FLOOR



Whilst 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 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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## 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.