



Archway Place, Dorking, Surrey, RH4 1DR

- AVAILABLE JANUARY 2024
- UNFURNISHED
- TWO RECEPTION ROOMS
- BATHROOM AND GROUND FLOOR SHOWER ROOM
- CENTRAL LOCATION
- GAS CENTRAL HEATING
- GARAGE AND CELLAR
- PRIVATE GARDEN
- WALKING DISTANCE OF THE TRAIN STATION
- WELL PRESENTED THROUGHOUT



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THE PROPERTY

A well presented two bedroom, two bathroom terraced cottage situated in the centre of Dorking Town. The property benefits from a good size private rear garden, garage parking and cellar room. Conveniently placed within a short walk of both the High Street and Train Station.

LOUNGE

Front door into the lounge, feature fireplace and alcove shelving.

DINING ROOM

Feature fireplace and open plan to the kitchen, access to the cellar.

CELLAR

Spacious room with integrated storage, window and carpeted throughout.

KITCHEN

Fitted kitchen with range style cooker, dishwasher and undercounter fridge. Wooden worktops and exposed brick cooker surround.

GROUND FLOOR SHOWER ROOM

Shower cubicle with w/c and wash hand basin.

BEDROOM ONE

Double bedroom with two integrated storage cupboards.

BEDROOM TWO

Double bedroom with airing cupboard and access to the first floor bathroom.

BATHROOM

Spacious bathroom with white suite and shower over the bath.

GARDEN

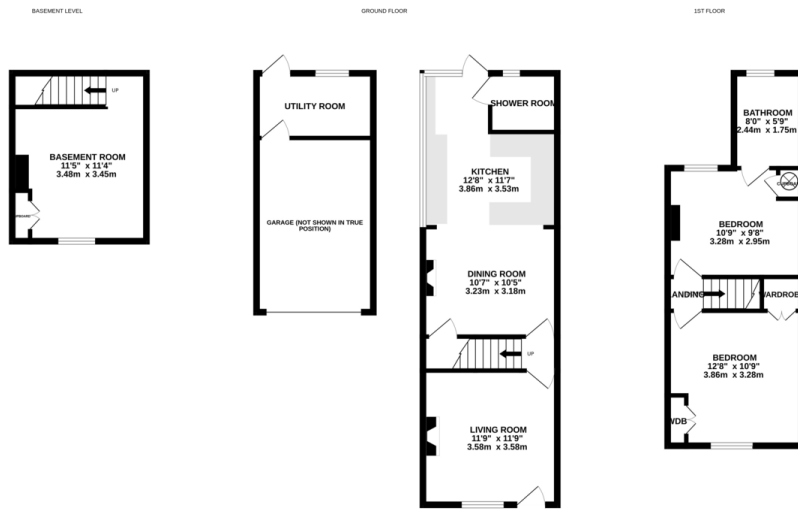
Private rear garden with lawn, mature beds and raised patio area.

GARAGE/UTILITY

Good size garage parking with rear utility room housing the washing machine and freezer.

Energy Rating – D Council Tax Band - D





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 for any prospective purchase. 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.

