



Church Street, Epsom, KT17 4QB

Available NOW

£2,195 pcm



Church Street, Epsom, KT17 4QB

- AVAILABLE NOW
  - UNFURNISHED
  - THREE BEDROOM MEWS PROPERTY
  - OPEN PLAN KITCHEN/LOUNGE AREA
  - PRINCIPLE BEDROOM WITH ENSUITE
- GROUND FLOOR SHOWER ROOM
  - TWO FURTHER BEDROOMS
  - PAVED COURTYARD GARDEN
  - ONE ALLOCATED PARKING SPACE
  - IDEAL LOCATION FOR TOWN CENTRE



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### THE PROPERTY

A very well presented three bedroom, two bathroom mews property with a fantastic open plan kitchen/living area, tucked away in a quiet part of Epsom and within an easy walk of the town centre. Gas central heating and modern double glazed sash windows throughout.

### HALLWAY

Front door to hallway with oak flooring throughout. Double storage cupboard housing Valliant gas boiler, Beko washer/dryer, double glazed sash window to front aspect.

### OPEN PLAN KITCHEN/LOUNGE AREA

Spacious double aspect lounge with low level window to front aspect and oak flooring.

Window overlooking private courtyard patio. Cream shaker-style kitchen with granite worktop and tiled floor. Upstands and island storage with space for 3 bar stools. Integrated appliances include Bosch electric oven, gas hob with chimney extractor over, full size fridge/freezer, Essentials integrated dishwasher.

### LOBBY AREA

Rear door to private enclosed courtyard patio.

### SHOWER ROOM

Luxury shower room with white suite comprising double shower enclosure with mains operated shower, wall hung wash hand basin

inset in vanity unit with mirror and light over, wc, heated ladder towel rail, extractor, fully tiled.

### BEDROOM THREE

Ground floor bedroom with oak flooring and window to front aspect.

### PRINCIPAL BEDROOM

A good size double room with a wardrobe and chest of drawers, high ceiling and window to front aspect. Door opening to:

### ENSUITE

Luxury bathroom with white suite comprising bath with hand held shower, wall hung wash hand basin inset in vanity unit with mirror and light over, wc, heated ladder towel rail, extractor, velux window, fully tiled and boarded eaves storage.

### BEDROOM TWO

A single room fitted with a range of fitted wardrobes, chest of drawers, boarded eaves storage and window to front aspect.

### OUTSIDE

At the front of the property it is mainly laid to lawn with shrub borders. At the rear of the property there is a private enclosed paved courtyard garden with side access. One allocated parking space to the front.

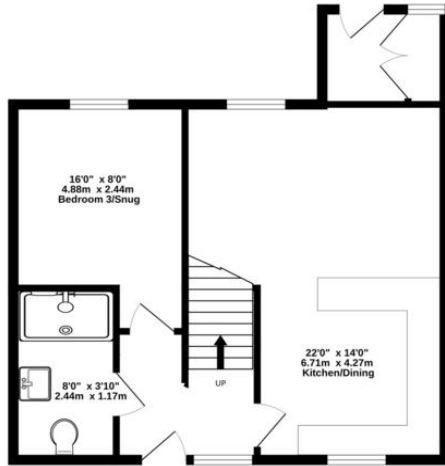
Council Tax: Epsom County Council Band D

EPC: C

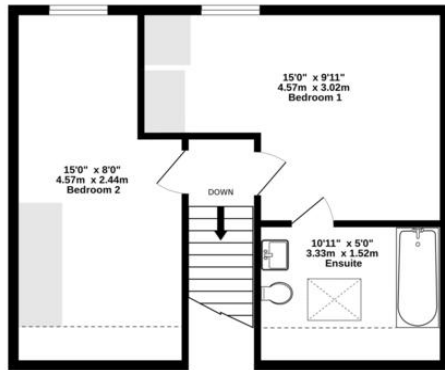
Unsuitable for pets.



## GROUND FLOOR



## 1ST 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.