



Old Court, Ashted, Surrey, KT21 2TS

- AVAILABLE 1ST MAY
- UNFURNISHED
- DETACHED HOUSE
- NEWLY FITTED KITCHEN
- SEPERATE LIVING ROOM
- FOUR DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- LARGE GARDEN
- DRIVEWAY PARKING
- CLOSE TO ASHTEAD VILLAGE



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THE PROPERTY

Four bedroom detached house in a quiet residential cul-de-sac close to Ashted village and local amenities. The property benefits from a newly fitted kitchen, separate living room, four double bedrooms and a large garden and driveway parking.

ENTRANCE HALL

With doors off to reception room, kitchen/dining room, cloakroom and staircase leading to first floor.

LIVING ROOM

With large bay window.

KITCHEN/DINING ROOM

Open plan dining/kitchen room.

KITCHEN

Fitted kitchen with a range of wall and base units with integrated appliances and island.

CLOAKROOM

With wc and hand basin.

STAIRS LEADING TO FIRST FLOOR

BEDROOM 1

Double room.

BEDROOM 2

Double room with fitted cupboard and basin in corner.

BEDROOM 3

Double room.

BEDROOM 4

Double room.

BATHROOM

With brown suite wc, basin, bath and separate shower cubicle.

LARGE GARDEN

COUNCIL TAX BAND G

EPC BAND E





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.