



Leith Lea, Paddock Close, Beare Green, Dorking, RH5 4QZ

Available late September/October

£1,800 pcm



**Leith Lea, Paddock Close, Beare Green, Dorking, RH5 4QZ**

- AVAILABLE LATE SEPTEMBER/OCTOBER
- PART FURNISHED (SPECIFICATION BY NEGOTIATION)
- TWO BEDROOM END OF TERRACE HOUSE
- PETS CONSIDERED
- BRIGHT AND SPACIOUS THROUGHOUT
- OPEN PLAN LOUNGE DINER
- PRETTY COURTYARD GARDEN
- FLOORSTANDING AND INTEGRATED APPLIANCES
- VILLAGE LOCATION
- OFF STREET RESIDENTS PARKING



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### THE PROPERTY

A bright and spacious, two bedroom end of terrace house, presented in excellent order throughout. The property comprises of two good size bedrooms and bathroom, spacious lounge and open plan kitchen diner with utility area, conservatory, front and rear garden, and residents off street parking. The property is offered to the market as part furnished with the final furniture specification to be discussed.

### ENTRANCE HALL

with open under stairs storage, doors leading to the lounge and kitchen/utility.

### KITCHEN/DINER

fully fitted kitchen with a range of low and high level cupboards, wrap around worktop with breakfast bar, integrated electric oven and gas hob with extractor.

### UTILITY AREA

open utility area including an American style fridge/freezer, dishwasher and washing machine. Further cupboard storage and worktop space.

### LOUNGE

with double doors to the rear garden.

### CONSERVATORY

with double doors to the rear garden and also double doors leading off the dining room.

### STAIRS TO FIRST FLOOR

landing with eve storage.

### BATHROOM

featuring a bath, separate shower cubicle, w/c, wash hand basin and towel rail.

### BEDROOM ONE

double bedroom with mirrored wardrobe, chest of drawers and views to the rear.

### BEDROOM TWO

spacious double with twin aspect, vaulted ceiling and integrated cupboards.

### GARDEN

mature front and rear garden with storage shed housing a tumble dryer.

**Energy Rating - B**

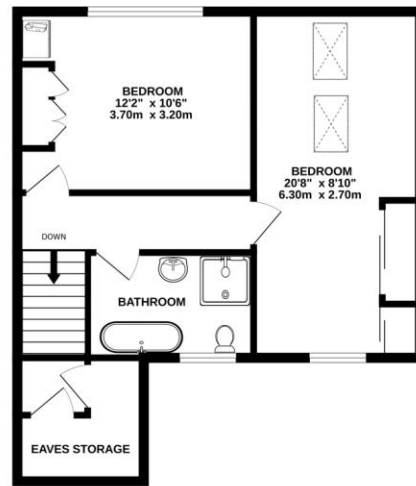
**Council Tax Band - D**



GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (102.9 sq.m.) approx.

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.

