



Mid-holmwood Lane, Mid Holmwood, Dorking, RH5 4HE

Available October

£1,750 pcm including bills

Mid-holmwood Lane, Mid Holmwood, Dorking, RH5 4HE

- AVAILABLE OCTOBER *BILLS INCLUDED*
- PART/UNFURNISHED
- TWO/THREE BEDROOM DETACHED PROPERTY
- OFF STREET PARKING
- PRIVATE PATIO
- SPACIOUS OPEN PLAN ACCOMMODATION
- A SHORT DRIVE OF DORKING TOWN CENTRE
- ENERGY RATING – D



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THE PROPERTY

A unique two/three bedroom detached property situated in a rural location yet within a 5 minute drive to Dorking Town and Train stations. The property is offered inclusive of all bills and has the added benefit of a private patio and shared driveway parking.

ENTRANCE

open plan to the living space with an additional boot room.

OPEN PLAN LIVING

large open plan triple aspect living space with double doors onto your own private patio.

KITCHEN

well equipped fitted kitchen with double oven and warming drawer, microwave, fridge freezer, dishwasher, electric hob and extractor and a washing machine.

BATHROOM

large walk in shower with w/c, wash hand basin and towel rail.

MASTER BEDROOM

large double with a range of fitted wardrobes, w/c and wash hand basin.

BEDROOM TWO

spacious double bedroom.

STUDY/BEDROOM THREE

ideally suited to a home office space with velux style window and built in storage.

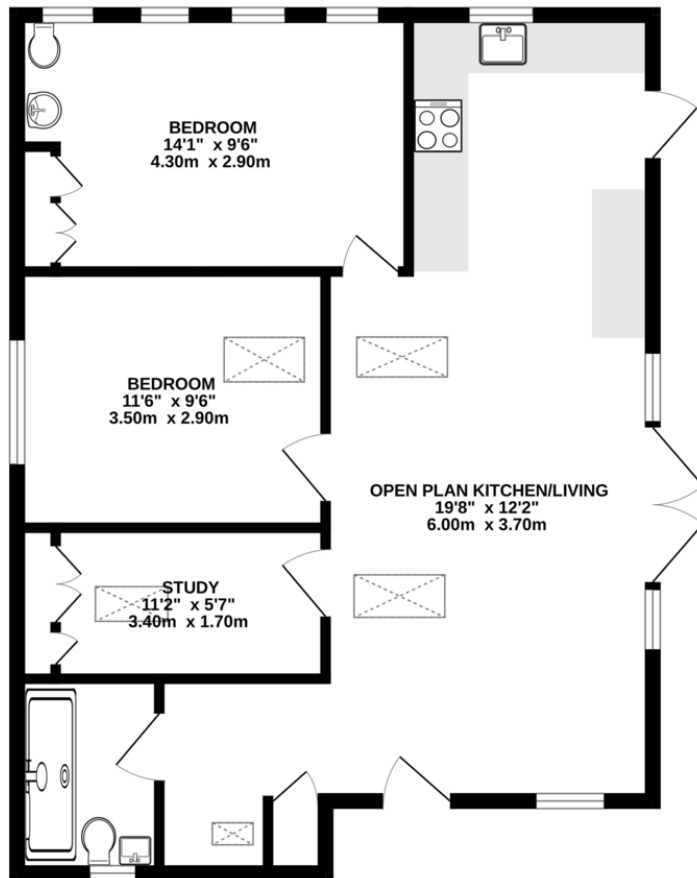
OUTSIDE

private patio with views over the grounds, shared driveway parking to the front.





GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 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 is given for their availability or performance.

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.

