



Vincent Road, Dorking, RH4 3FZ

Available Now

£1,950 pcm

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- AVAILABLE NOW
- UNFURNISHED
- TOWN CENTRE LOCATION
- OFF STREET PARKING
- TWO BATHROOMS
- PRIVATE COURTYARD GARDEN
- ACCOMMODATION OVER THREE FLOORS
- MODERN FAMILY HOME
- OPEN PLAN RECEPTION AREA
- THREE BEDROOM TERRACED HOUSE



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THE PROPERTY

A modern three bedroom terraced house situated in the centre of Dorking Town. The property offers off street driveway parking, a private rear garden and adaptable accommodation over three floors.

ENTRANCE HALL

with under stair storage and cloakroom w/c.

OPEN PLAN KITCHEN

modern fitted kitchen with a range of integrated appliances, wood floors throughout the ground floor.

LOUNGE/DINER

wood flooring throughout with underfloor heating and double doors to rear garden.

BEDROOM ONE

spacious double bedroom.

FAMILY BATHROOM

modern bathroom suite with shower over the bath, w/c , towel rail and wash hand basin.

BEDROOM THREE

double bedroom.

BEDROOM TWO

second floor spacious double with en suite shower room, integrated storage with further eave storage.

EXTERIOR

driveway parking to the front for one vehicle, hard landscaped rear garden with large patio area.

Council Tax Band – E

Energy Rating - A



□ = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft



Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID 1086623)
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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.

