



Mulberry Way, Ashted, KT21 2FE

Available NOW

£4,250pcm

Mulberry Way, Ashted, KT21 2FE

- AVAILABLE IMMEDIATELY
- UNFURNISHED
- DETACHED PROPERTY
- FIVE DOUBLE BEDROOMS/THREE BATHROOMS
- SPACIOUS MODERN KITCHEN/DINER
- TOP FLOOR MASTER SUITE WITH DRESSING ROOM
- PRIVATE GARDEN WITH PATIO
- GARAGE
- CLOSE TO ASHTEAD VILLAGE AND MAIN LINE STATION
- EPC RATING C / COUNCIL TAX BAND G



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THE PROPERTY

A very attractive and substantial five-bedroom detached house with a fantastic top floor master suite complete with dressing room and balcony overlooking the park and cricket green. This home is situated within walking distance to Ashted Village and is close to sought after Ashted area schools including St Andrews. Ashted main line station is less than a mile away which provides trains to London Waterloo and Victoria.

ENTRANCE HALL with cloakroom and stairs leading to first floor bedrooms.

DINING ROOM Formal dining room with bay window overlooking the cricket green.

LIVING ROOM Rear facing lounge with open fire overlooking the garden

KITCHEN/BREAKFAST ROOM

Upgraded kitchen/breakfast room with high gloss white units, integrated double oven with warming drawer, dishwasher, built in water softener and air conditioning unit.

BEDROOM 4 with fitted wardrobe.

BEDROOM 2 with ensuite and fitted wardrobe.

BEDROOM 3 with fitted wardrobe.

FAMILY BATHROOM

With bath tub and overhead shower, hand basin, w.c., washing machine and tumble dryer.

BEDROOM 5 with fitted wardrobe.

MASTER BEDROOM with fitted wardrobes and private balcony with far reaching views.

DRESSING ROOM with fitted wardrobes.

ENSUITE with bath, shower unit, double hand basin and w.c

GARAGE with personal door from the garden and has power, lighting and eaves storage.

EPC Rating C Council Tax Band G

GARDEN

Rear garden with two side access gates and a rear gate leading to the allocated parking space in front of the garage. The garden is fence enclosed and private, with a wide patio, small area of lawn and planted flower borders.



Mulberry Way, Ashted, KT21 INFORMATION FOR TENANTS

Approximate Area = 2213 sq ft / 205.5 sq m
Garage = 170 sq ft / 15.8 sq m
Total = 2383 sq ft / 221.3 sq m
Approx. Garden Length = 11.87 (Meters)

For identification only - Not to scale

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

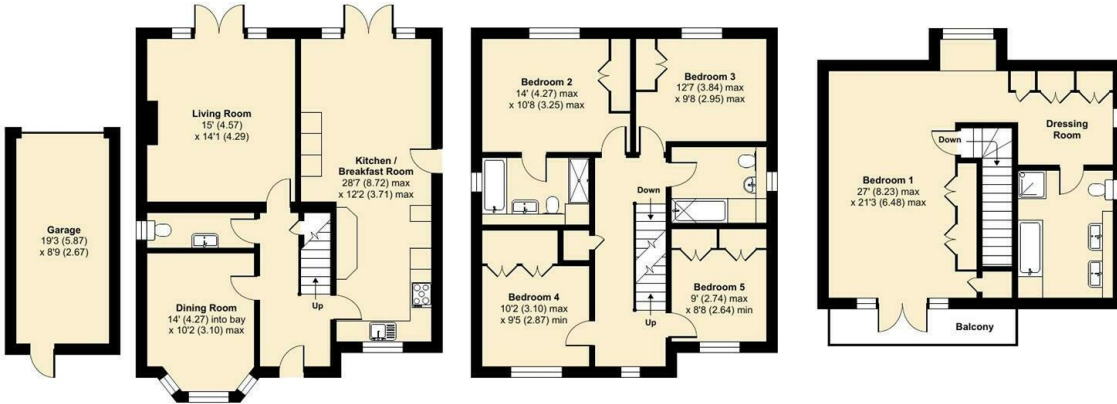
Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rinchecom 2022. Produced for V&H Homes. REF: 896293

