



Sole Farm Road, Bookham, Surrey KT23 3DR

£1595 PCM



## Sole Farm Road, Bookham Surrey KT23 3DR

- Available Sep / Oct
- Unfurnished
- Detached, two bedroom bungalow
- Fitted kitchen with appliances
- Dual aspect living room with wood burning stove.
- Modern bathroom
- Master bedroom with en suite
- Neutral décor throughout
- Rear patio and garden.
- Parking for two cars.
- Popular Bookham location walking distance of Bookham station and village.
- Ideally located for local schools and the M25 at Junction 9 for Heathrow and Gatwick



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### The Property

**A contemporary detached two bedroom property, recently built to a high specification, close to the sought after Surrey village of Great Bookham.**

**Accommodation comprises:**

**Front door opening into spacious hall way with laminate flooring with internal doors off.**

**Lounge 20'10 x 12'** - Dual aspect with window to front and patio doors to rear garden and paved patio.

Wood burning stove and wooden flooring.

**Kitchen 10'9 x 10'4** - fully fitted with a range of light oak cupboards with laminate worktop over. Fully integrated appliances including gas hob with chimney extractor over, oven, microwave, dishwasher, fridge freezer and washing machine. Space for table and chairs Door to rear garden.

**Master bedroom 12'5 x 12'3:** Double room with windows to rear aspect with door to

En suite shower room- white suite with wc, wall hung wash hand basin, shower cubicle and heated towel rail, part tiled.

**Bedroom 2 - 12'2 x 8'6** - Double Room to front aspect.

Bathroom: white suite comprising wc, wash hand basin with vanity unit, bath with shower over, obscure glazed window to front aspect.

**Outside**—the rear garden is mainly laid to lawn with shrub borders, paved patio area and side access to the front there is off street parking for two cars.

**Council Tax Band F—currently £2,386.39**

**EPC Band B**

### The Situation

Situated on a popular residential road close to Bookham village. Local amenities include a wide range of shops from bakers, butchers, fishmongers, greengrocer, post office, cafes and two small supermarkets. There is also a bank, library doctor and dentists surgeries.

Nearby is a wealth of open countryside, much of which is green belt and owned by the National Trust, including Polesden Lacey.

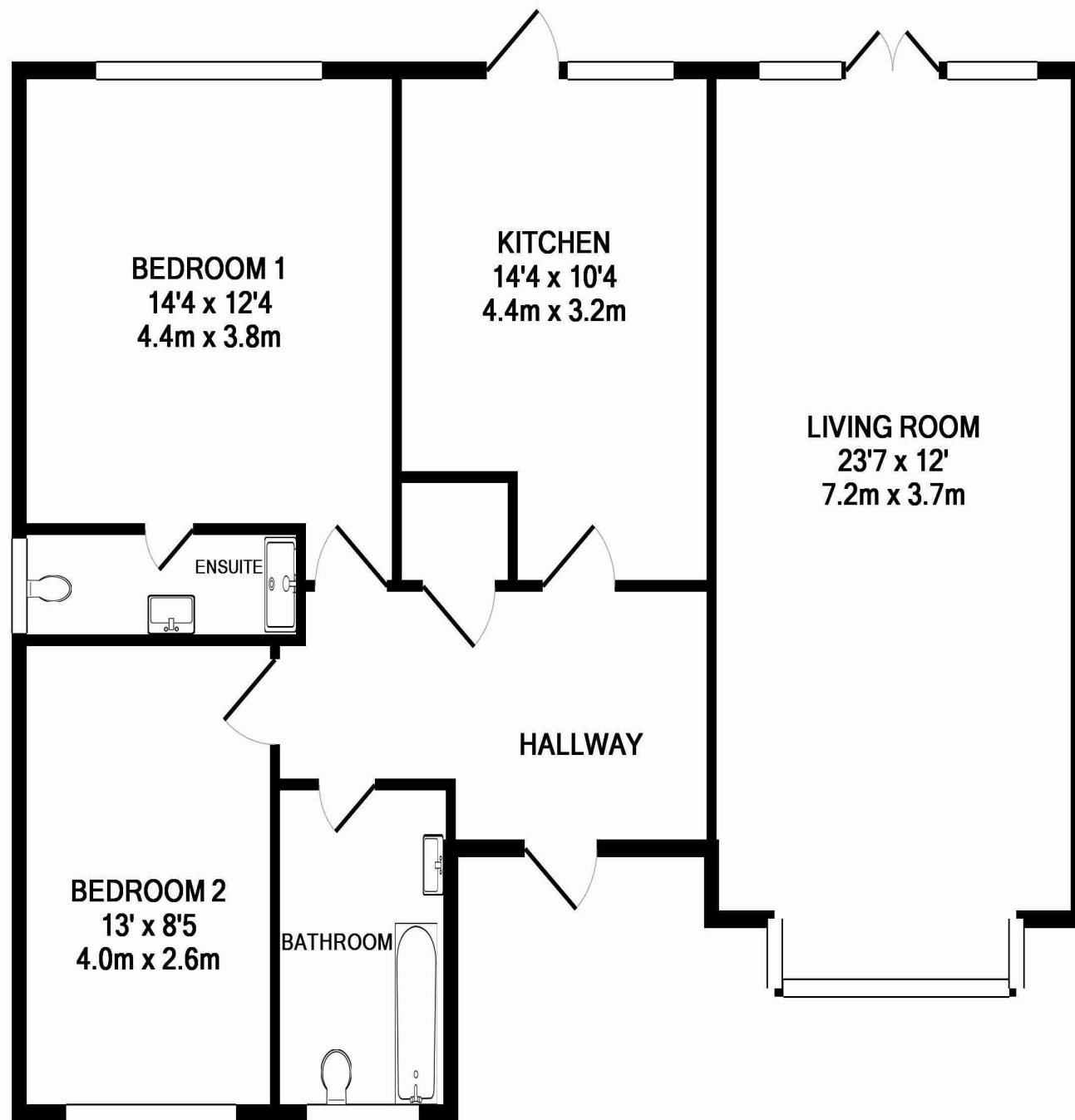
With excellent transport links and good access to Guildford, Leatherhead and Dorking while the M25 is a short drive away which connects to both Heathrow and Gatwick airports.

Nearby state schools include the Polesden Lacy Infant School, Eastwick Primary School, The Dawnay Primary School and the Howard of Effingham Senior School.









TOTAL APPROX. FLOOR AREA 894 SQ.FT. (83.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

### References

We use the referencing company, FCC Paragon. 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 one and a half months rental is held during the tenancy against damage and dilapidation (where the landlord has agreed to a pet, a higher deposit may be required). 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 tenant. The landlord will bear the cost of check-out at the end of the tenancy and it is the tenant responsibility to ensure the property is returned in the same condition as at check-in.

### Fees and Charges

Should your offer be agreed and you decide to proceed with a tenancy you will be liable for the following:

References per person (including guarantor)	£50.00 (inc VAT)
Contribution to cost of Tenancy Agreement	£96.00 (inc VAT)
Inventory check-in	£TBC depending on the size of the property
Renewal documentation (paid at time of renewal)	£45.00 (inc VAT)

We require an upfront fee of **£200** (for properties up to £2000 pcm) or **£500** (for properties over £2000 pcm) at the beginning of negotiations. This amount will be deducted from your total invoice 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**.

To pay by Debit or Credit card over the telephone please call 01372 360444 (please be aware **Credit cards** are subject to a **2% fee**)

