



Spital Heath, Dorking, Surrey RH4 1QD

Available Now

£1695pcm

Spital Heath, Dorking, Surrey RH4 1QD

- Unfurnished
- Three bedroom detached house
- Kitchen with appliances
- Utility and store room
- Gas central heating
- Two reception rooms
- Cloakroom w/c
- Private good size garden with patio
- Within minutes walk of the High Street and station



171 High Street, Dorking,
Surrey, RH4 1AD

Tel: 01306 877 618
dorkinglettings@patrickgardner.com
www.patrickgardner.com

The Property

Front door into entrance hall

Reception room:

5.01 x 4.00 m approx. Bay window, electric fireplace.

Reception room two:

4.11 x 3.63 m approx. Sliding doors to garden, storage cupboard.

Kitchen:

3.23 x 2.92 m approx. Fitted units, dishwasher, electric oven and hob, under counter fridge.

Utility room:

2.50 x 1.46 m approx. Washing machine.

Cloakroom w/c

Store room:

Tall fridge and freezer, storage space.

Stairs to first floor

Bathroom:

White suite, shower over bath, separate toilet.

Bedroom one:

4.99 x 3.22 m approx. Built in wardrobe.

Bedroom two:

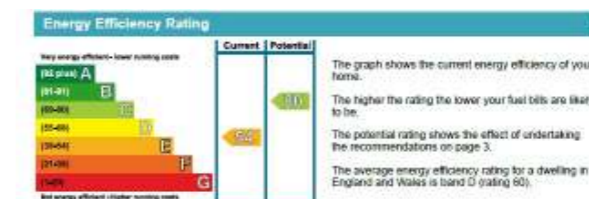
4.11 x 3.07 m approx. Built in wardrobe.

Bedroom three:

2.92 x 2.30 m approx.

Garden/Outside:

South facing rear garden with patio area, storage units in the front garden and off street parking for two vehicles.



Council Tax Band: D EPC rating: E



The Situation

The property sits just on the edge of Dorking Town centre with its comprehensive range of facilities and well regarded range of local and national shops all within walking distance.

Just outside Dorking Town the local area boasts some of the county's finest cycling, walking and riding countryside with Leith Hill, Ranmore, Box Hill and Headley Heath all close by.

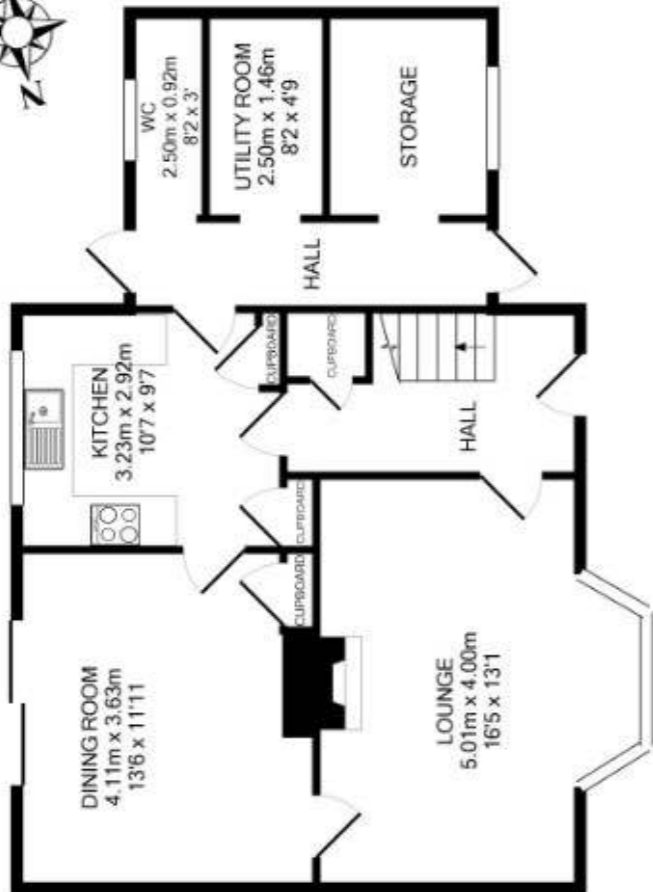


Communications are well served with easy access on to the A24, the M25 is accessed at junctions 8 and 9 (Reigate & Leatherhead



Ombudsman Services





Ground Floor
Approx. Floor
Area 65.0 Sq.M.
(700 Sq.Ft.)



1st Floor
Approx. Floor
Area 48.0 Sq.M.
(517 Sq.Ft.)

Total Approx. Floor Area 113.0 Sq.M. (1217 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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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**)