



patrick
gardner
LETTINGS

Headley Road, Leatherhead, Surrey, KT22 8QE

Available 23 February 2023

£1,600 pcm

Headley Road, Leatherhead, Surrey, KT22 8QE

- AVAILABLE 23 FEBRUARY 2024
- UNFURNISHED
- ATTRACTIVE CHARACTER COTTAGE
- THREE BEDROOMS AND TWO RECEPTION ROOMS
- ELECTRIC STORAGE HEATERS
- SECONDARY DOUBLE GLAZING
- GOOD SIZED WORKSHOP TO SIDE OF PROPERTY
- PARTIAL LAWNED REAR GARDEN
- PARKING TO REAR OF PROPERTY
- CLOSE TO LEATHERHEAD AND ASHTEAD TOWN CENTRES



1-3 Church Street, Leatherhead
Surrey, KT22 8DN

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THE PROPERTY

Attractive three bedroom, two reception room character cottage with good size workshop to side of property, enclosed rear garden and off road parking. Close to Leatherhead & Ashted town centres and railway stations.

FRONT DOOR TO SMALL ENTRANCE AREA

GROUND FLOOR

LIVING ROOM

With neutral carpet, storage heater and open fireplace with mantle

DINING ROOM

With hard wood flooring, brick fireplace with log burner and wooden mantle and door to Kitchen

KITCHEN

Fitted with a range of base and wall cream kitchen units. With single sink, electric oven and hob and doors leading to bathroom via open utility space. Door to rear garden

BATHROOM

Large walk-in shower cubicle with electric shower, white w.c and hand basin with vanity unit

STAIRS TO FIRST FLOOR

BEDROOM 1

Double room with fireplace, storage heater and neutral carpet

BEDROOM 2

Double room with fireplace, storage heater and neutral carpet

BEDROOM 3 OR STUDY

ENCLOSED REAR GARDEN

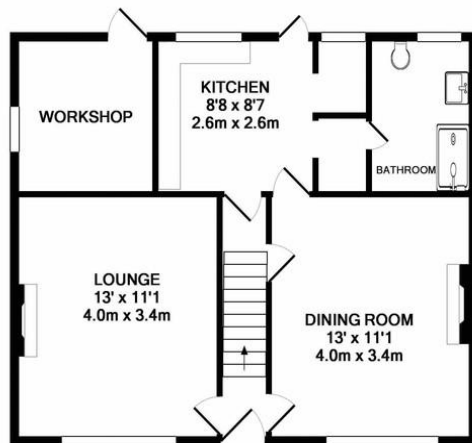
WORKSHOP

PARKING AT REAR OF PROPERTY

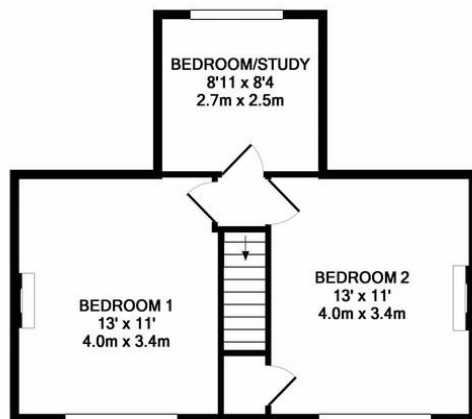
Council Tax Band D

EPC Band E





GROUND FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(48.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.4 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

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.

