



Furlong Road, Westcott, Surrey, RH4 3QL

Available early September 2024

£1,495 pcm



Furlong Road, Westcott, Surrey, RH4 3QL

- AVAILABLE EARLY SEPTEMBER 2024
- UNFURNISHED
- TWO BEDROOM TERRACED HOUSE
- NEUTRAL DECOR THROUGHOUT
- BATHROOM WITH SHOWER OVER BATH
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- GARDEN WITH SHED
- POPULAR VILLAGE LOCATION
- LOCAL AMENITIES NEARBY



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### THE PROPERTY

A two bedroom mid terrace house in the popular village of Westcott. The property comprises two ground floor reception rooms, kitchen with appliances, two first floor bedrooms and a bathroom. The house benefits from a private mature rear garden with a storage shed and on street parking.

### LOUNGE

Neutral decor, attractive fireplace and well appointed fitted units.

### KITCHEN

Cream fitted units, wood effect worktop, stable door, gas cooker, washing machine & fridge/freezer.

### DINING ROOM

Decorative fireplace and an attractive fitted cupboard.

### MASTER BEDROOM

Double room, decorative fireplace, built in wardrobe.

### BEDROOM TWO

Double room with fitted wardrobe.

### BATHROOM

Spacious bathroom. White suite, shower is over the bath. Glass shower screen.

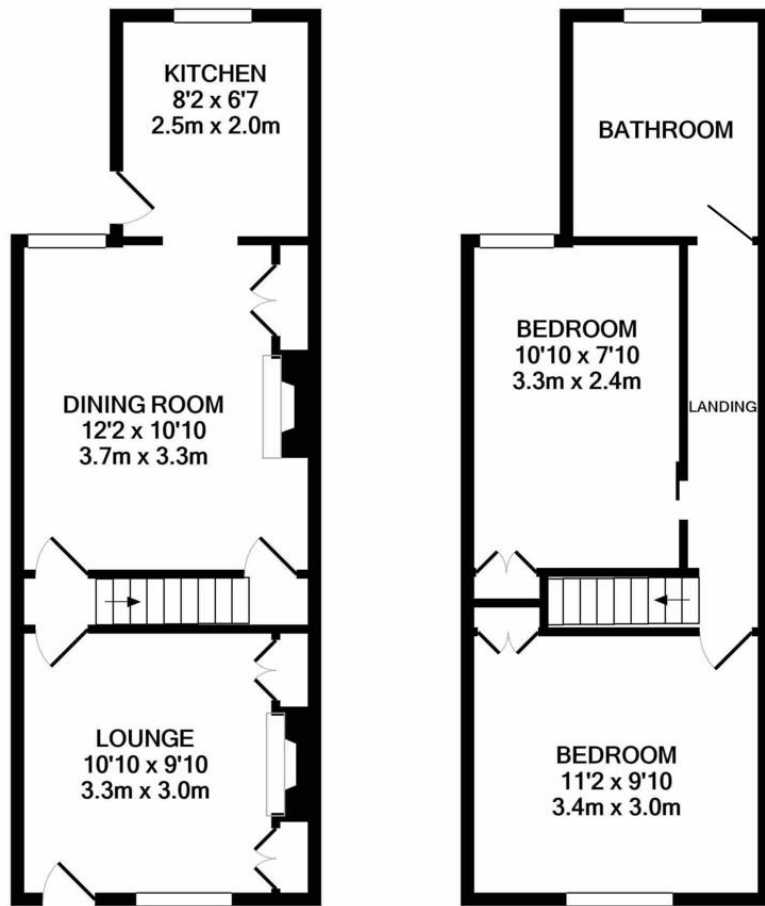
### GARDEN

Mature garden with established flower beds and lawn. Patio and wooden shed.

Energy Rating – D

Council Tax Band - D





GROUND FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.2 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

**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.

