



Dungates Lane, Buckland, Betchworth, Surrey, RH3 7BB

Available EARLY AUGUST

£1,900 pcm

Dungates Lane, Buckland, Betchworth, Surrey, RH3 7BB

- AVAILABLE EARLY AUGUST
- UNFURNISHED
- THREE BEDROOM CHARACTER COTTAGE
- RECEPTION ROOM WITH WORKING FIREPLACE
- DINING ROOM WITH ACCESS TO REAR CONSERVATORY
- VILLAGE LOCATION
- KITCHEN AND BATHROOM
- GOOD SIZE REAR GARDEN AND GARAGE
- BELIEVED TO BE DATED BACK TO 1500's
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THE PROPERTY

RECEPTION ROOM 1

9' 6" x 13' 5" (2.9m x 4.1m) Working inglenook fireplace.

KITCHEN

9' 10" x 8' 2" (3m x 2.5m) Modern fitted units with integrated appliances, fridge/freezer, dishwasher, electric cooker, washing machine.

RECEPTION ROOM 2

14' 9" x 11' 1" (4.5m x 3.4m) Doors to conservatory, windows looking over the garden.

CONSERVATORY

Part brick built structure with door to rear garden.

GARDEN

Well kept private rear garden with lawn and flower beds, patio area, driveway for several cars and double garage.

STAIRS TO FIRST FLOOR LANDING

Built in storage.

BEDROOM 1

10' 2" x 16' 0" (3.1m x 4.9m) Decorative fireplace.

BEDROOM 2

14' 1" x 10' 9" (4.3m x 3.3m) Decorative fireplace and fitted wardrobes.

BEDROOM 3

9' 2" x 12' 1" (2.8m x 3.7m)



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.

