



Church Road, Ashted, Surrey, KT21 2RJ

Available 24 May 2024

£1,895 pcm

Church Road, Ashtead, Surrey, KT21 2RJ

- AVAILABLE 24 MAY 2024
- UNFURNISHED
- THREE BEDROOM BUNGALOW
- LOCATED IN SOUGHT AFTER RESIDENTIAL LOCATION
- MODERN FITTED KITCHEN
- SITTING/DINING ROOM
- PAVED GARDEN WITH WELL STOCKED BORDERS
- OFF STREET PARKING
- CLOSE TO LOWER ASHTEAD SHOPS
- WALKING DISTANCE OF ASHTEAD STATION



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THE PROPERTY

Three bedroom bungalow in a sought after residential location convenient for all local amenities, schools and Ashtead mainline station. With Paved garden, garage and off street parking

FRONT DOOR TO

HALLWAY

With storage cupboard. Doors to:

KITCHEN

Modern fitted kitchen with a range of wall and floor high gloss white units and integrated appliances

BATHROOM

White bathroom suite with hand basin and bath with fixed screen and electric shower over
Separate w.c

SITTING/DINING ROOM

Light and spacious room with bifold door to garden

BEDROOM 1

Double room with fitted wardrobe

BEDROOM 2

Double room with fitted wardrobe

BEDROOM 3

GARDEN

Part paved and gravel garden with well stocked borders

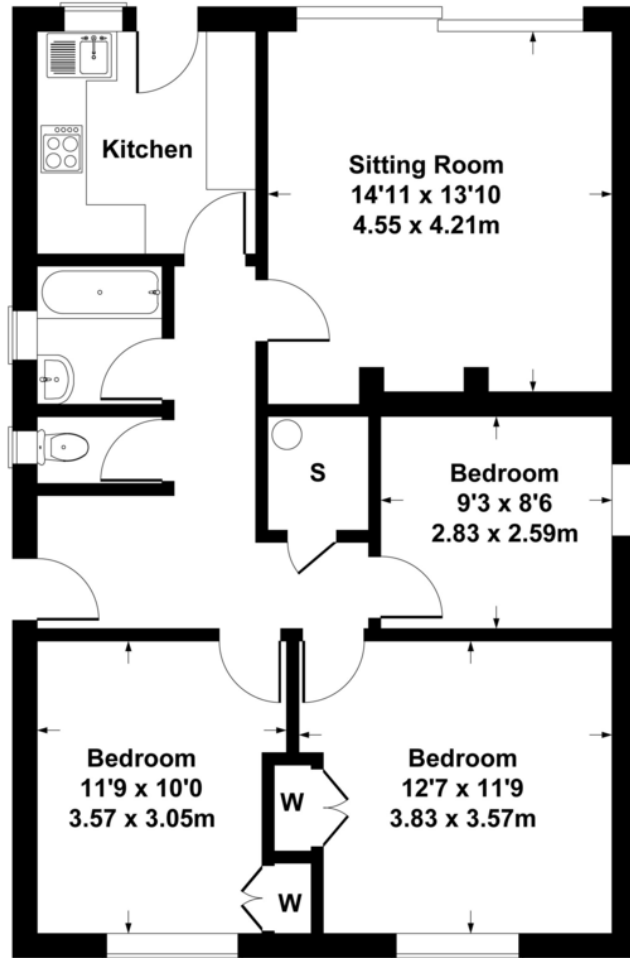
GARAGE AND OFF STREET PARKING

EPC BAND E

COUNCIL TAX BAND F



Approximate Gross Internal Area
833 sq ft - 77 sq m



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.

