



Bracken Close, Great Bookham, Surrey, KT23 3ER

Available NOW

£1,600 pcm

Bracken Close, Great Bookham, Surrey, KT23 3ER

- AVAILABLE NOW
- UNFURNISHED
- MODERN KITCHEN WITH APPLIANCES
- GOOD SIZED LOUNGE
- MODERN WHITE BATHROOM
- TWO BEDROOMS WITH STORAGE
- SUN CANOPY AND GARDEN WITH ASTRO TURF
- ONE ALLOCATED PARKING SPACE AT REAR
- EASY WALK TO STATION AND VILLAGE
- MUST BE SEEN!



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THE PROPERTY

A very well presented, modern two bedroom mid terraced house, with a sun loggia canopy and a private garden fitted with Astro Turf. The property is conveniently situated close to Bookham Station and the Village and will suit a professional couple. The property has benefited from redecoration throughout and new carpets upstairs.

Covered entrance porch: with meter cupboards and coat hooks.
Double glazed entrance door to:

Entrance lobby: with radiator and stairs rising to first floor.

LOUNGE

Widening into large recess, tv aerial point, double glazed window with venetian blind, walnut hard flooring.

KITCHEN/BREAKFAST ROOM

Archway from lounge, fixed wooden breakfast bar with space for two chairs and double doors opening out to garden. Fully fitted with a range of high gloss white wall and base units with single Beko oven, ceramic electric hob, Samsung fridge/freezer, Indesit washing machine, part tiled walls, window to rear aspect, door to Sun Loggia, extended patio area and garden.

ON THE FIRST FLOOR

PRINCIPLE BEDROOM

Newly carpeted, with window to front aspect, deep built in double wardrobe with two hanging rails and fitted shelf, with large airing cupboard.

BEDROOM TWO

Newly carpeted, with window to rear aspect, deep built in double wardrobe with sliding doors, hanging rails and fitted shelves.

BATHROOM

White suite comprising panelled bath with mains operated shower over, glass shower screen, wash hand basin, wc, electric towel rail, part tiled.

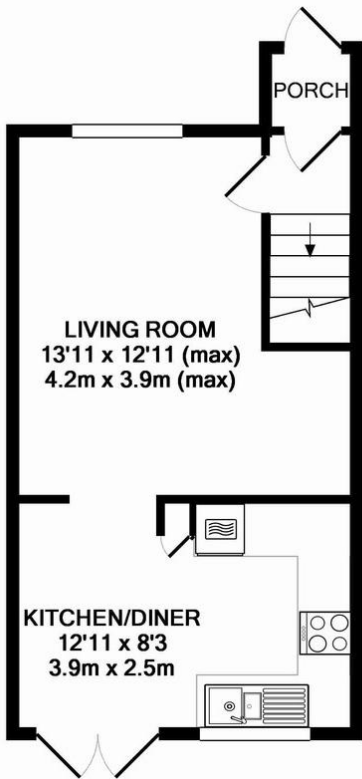
OUTSIDE

The rear enclosed garden is mainly laid to lawn (Astro turf) with shrub borders and extended patio. A rear entrance opens into a private car park with an allocated space for one vehicle. There is other on street parking around the property.

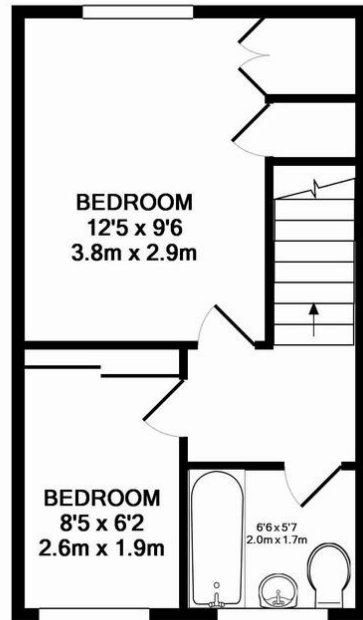
EPC: C. Council Tax: D

Sorry no pets.





GROUND FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 291 SQ.FT.
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.1 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.

