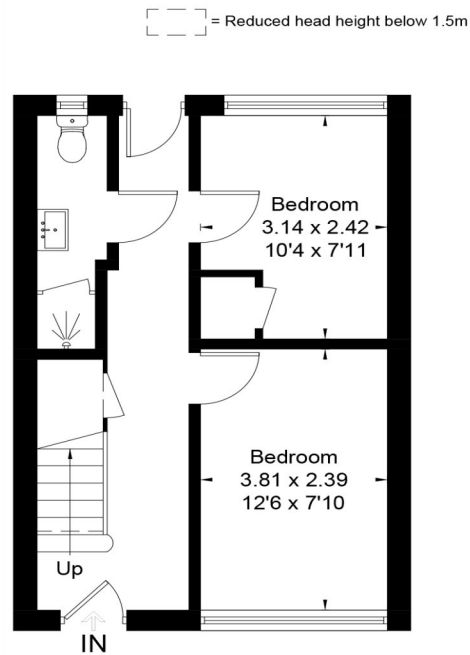
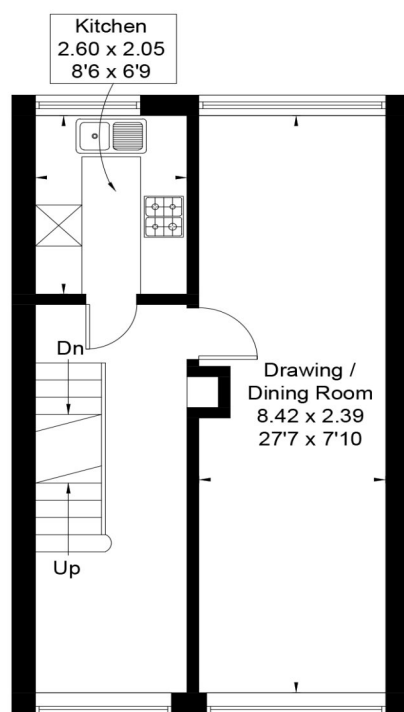


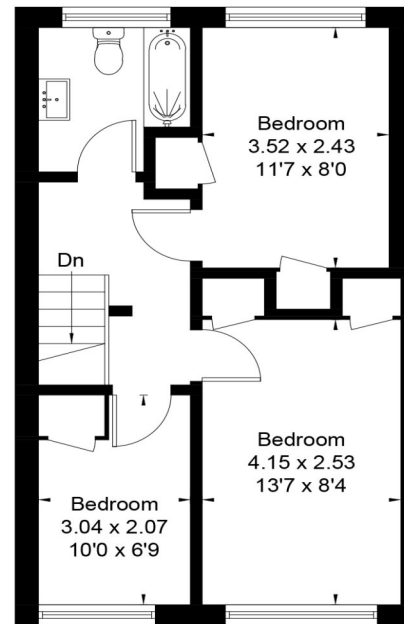
Approximate Area = 109.9 sq m / 1183 sq ft
Including Limited Use Area (3.1 sq m / 33 sq ft)



Ground Floor



First Floor



Second Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 290532

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth

Dollis Drive, GU9

Guide Price £2,750 per month

An exciting opportunity for a group of UCA Students to rent a 5 bedroom property, conveniently located within 1 mile of the University of Creative Arts Tenancy to commence 10th August 2025

EPC rating C

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Winkworth

ACCOMMODATION

- 5 Bedrooms
- Furnished
- Large Sitting/Dining Room
- Kitchen
- Family Bathroom with Shower over the Bath
- Separate Shower Room
- Enclosed Rear Garden
- Parking

DESCRIPTION

An exciting opportunity for a group of UCA Students to rent a 5 bedroom property, conveniently located within 1 mile of the University of Creative Arts and Farnham town centre. The property benefits from a large living/dining room, fitted kitchen, 5 bedrooms. A family bathroom with shower over bath can be found to the first floor and a separate shower room is situated to the ground floor. An enclosed rear patio garden. Parking for 2 cars.

- Ideal for a group of five UCA students to rent as a whole.
- All students either need UK based Guarantors, to use a Guarantor company or will need to pay the year's rent in advance.
- Within a strictly no smoking building.
- Beds and cupboards provided in each bedroom. Various other furniture in the property.
- Tenants to Contribute to Communal Utility Bills
- No pets
- Parking/ Garage/ Off street parking

LOCATION

The property is situated in a residential area to within close proximity of Farnham town centre within walking distance to the delightful Farnham Park with it's 320 acres of medieval deer park, walkways for pedestrians and cyclists, a 9 hole golf course and panoramic views over Farnham.

Farnham is an historic, former market town on the Surrey/ Hampshire border, recognised for its Castle, wide principal street and Georgian architecture. The town provides a range of shopping, educational and cultural facilities which includes the Maltings Art Centre and a sports centre. There is a railway station providing a direct train service to London Waterloo within the hour, whilst the A31 Farnham by-pass provides access to Guildford and the A3 to the east and Alton and Winchester to the west. The A331 dual carriageway to the north enables easy access to the M3. There are large areas of countryside and National Trust land beyond the town providing excellent opportunities for walking, riding and a variety of country pursuits.



SERVICES:
Mains gas, electricity, water and drainage.

LOCAL AUTHORITY
Waverley Borough Council, Godalming. Council Tax Band C (student exemption may be available from council)

DISCLAIMER
Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.

