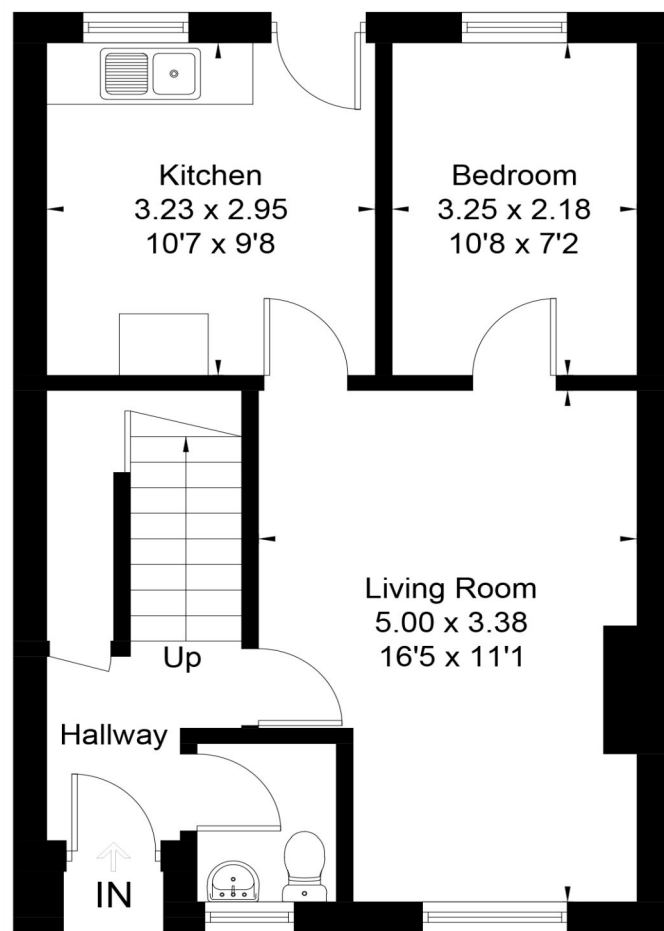
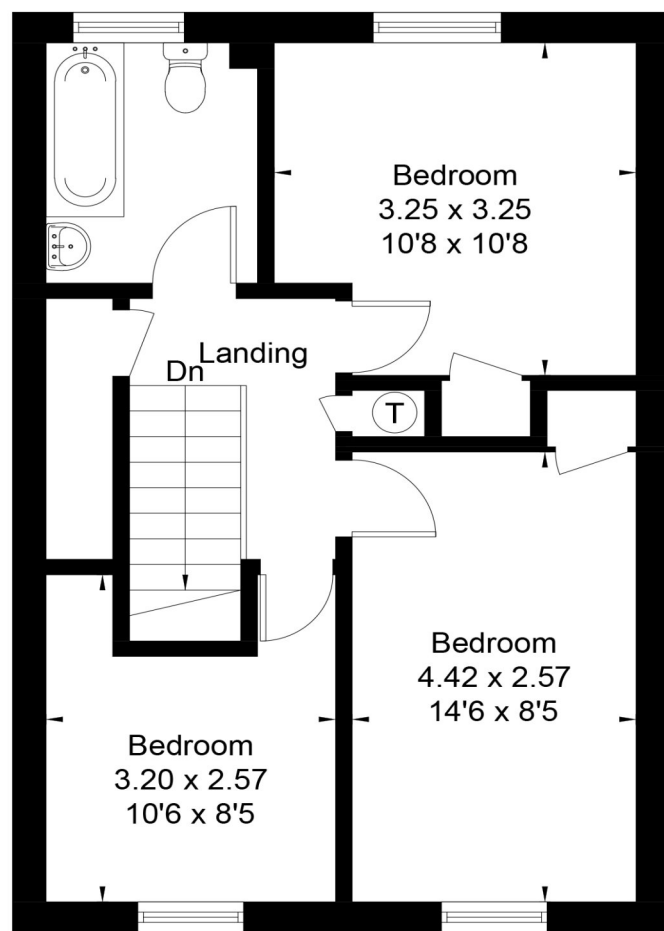


Approximate Floor Area = 88.4 sq m / 951 sq ft



Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 318978

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

Winkworth



The Chantrys, Surrey, GU9

Guide Price £2,400 per month

UCA Students- A well located 4 bedroom house for a group of 4 students to rent together. The house is available from 29th July 2024. Furnished. EPC D

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LOCATION

The property is conveniently located within 0.6 miles from the University of Creative Arts approximately 12 minutes walk away from both the campus and Farnham town centre and the train station providing direct access to London Waterloo in approximately the hour. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities.

The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north. There are also outdoor pursuits at nearby Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and biking.

SERVICES

All mains connected

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.

ACCOMMODATION

- Walking distance to UCA
- 4 Bedrooms
- Bathroom & Guest WC
- Living Room
- Furnished (Beds and cupboards provided in each bedroom. There are also two sofas in the communal space)
- Kitchen
- Garden & off-street parking
- Ideal for a group of four UCA students to rent as a whole.
- All students need UK based Guarantors, to use a professional guarantor company or will need to pay the year's rent in advance.
- Tenants to pay Utility Bills
- No pets/ No Smoking



DESCRIPTION

This 4 bedroom house is ideal for a group of 4 UCA students to rent together
 To the ground floor there is a Living Room, Kitchen, Bedroom 1 and a WC
 To the first floor three further bedrooms and a family bathroom can be found.
 Parking is available on the driveway in front of the house and to the rear is an enclosed garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		