



Waynflete Lane, Surrey, GU9

Guide Price £3,500 per month

This 6 bedroom student house is ideally located in Waynflete Lane a short walk to UCA. The house is being renovated over the summer holidays to provide modern well-presented student accommodation. Part Furnished. Available September 25

Ideal for a group of 6 students to share. EPC C

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ACCOMMODATION

Short walk to UCA

Newly renovated

6 Bedrooms

Available September

No smoking

Sorry no pets

11 month tenancy term

All students must have UK Guarantor, use professional guarantor company or pay rent upfront

DESCRIPTION

This 6 bedroom student house is ideally located in Waynflete Lane a short walk to UCA. The house is being renovated over the summer holidays to provide modern well-presented student accommodation.

Part Furnished. Available September 25

Ideal for a group of 6 students to share.

6 Bedrooms

Bathroom

Shower Room

Kitchen

Living Room

Garden

LOCATION

The property is situated in this peaceful location on the western fringes of the town within walking distance of the University of Creative Arts (0.5 mile) and the centre of Farnham. Farnham is a historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. Within the town is a train station providing direct access to London Waterloo in approximately the hour. 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 Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and cycling.

SERVICES

Mains gas, electricity, water and drainage.

LOCAL AUTHORITY

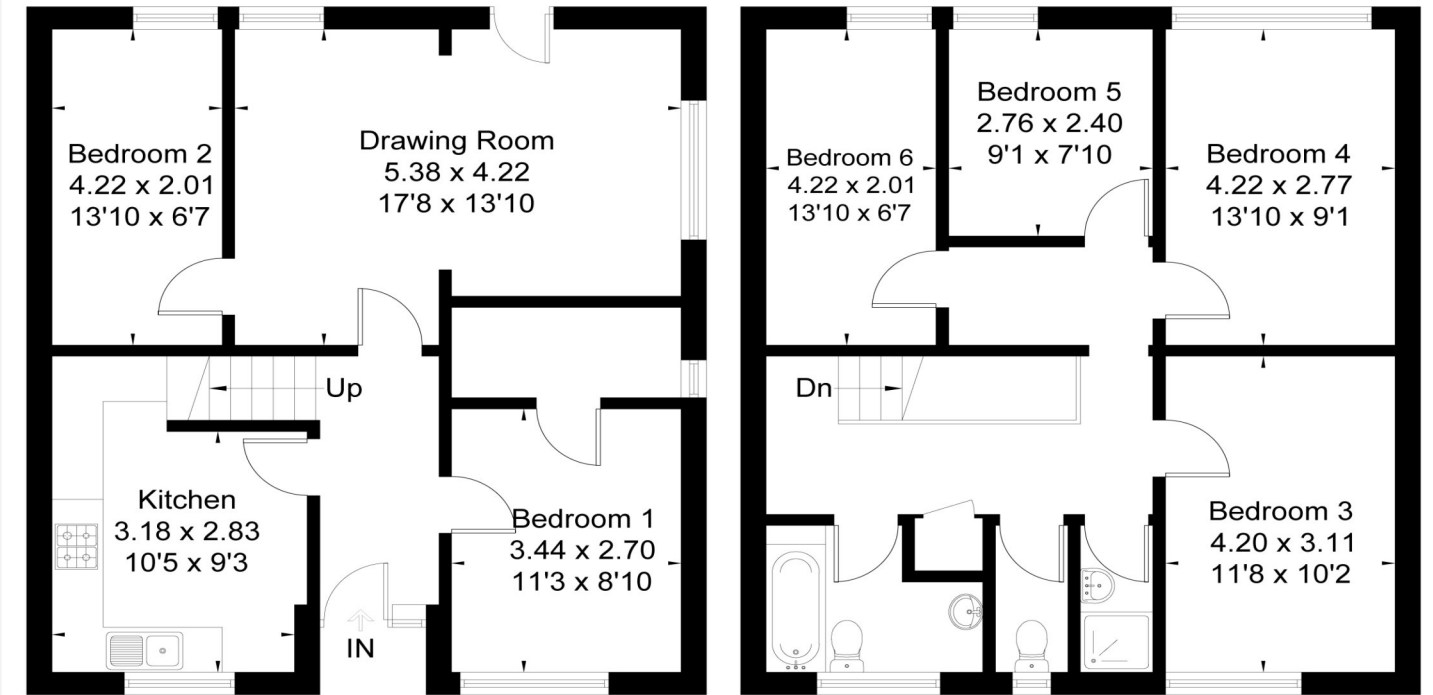
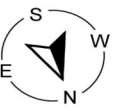
Waverley Borough Council, Godalming. Student exceptions may be available on proof of student status

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Floor Area = 124.9 sq m / 1344 sq ft



Ground Floor

First Floor



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