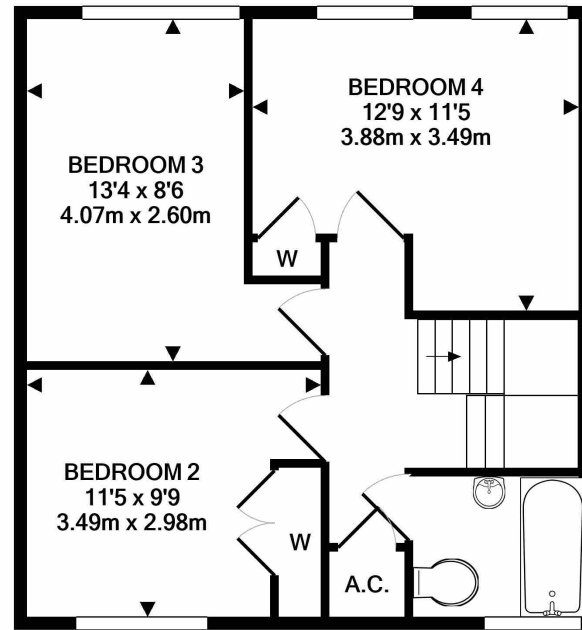


GROUND FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 974 SQ.FT. (90.5 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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Waynflete Lane, Surrey, GU9

Guide Price £2,300 per month

A fantastic opportunity for a group of 4 students to let this house, situated within walking distance (0.4 mile) of the University of Creative Arts in Farnham. Tenancy to commence 16th August 2025. EPC D (67)

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

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Winkworth



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.

Council Tax Band C (student exemption may be available from council)

LOCAL AUTHORITY

Waverley Borough Council, Godalming

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

- Short walk to UCA
- Large living room
- Four Bedrooms,
- Kitchen
- Bathroom and separate WC
- Garden
- Residents parking spaces nearby

DESCRIPTION

A four bedroom house set in this ideal location for students at UCA



- Ideal for a group of four UCA students to rent as a whole
- All students need UK based Guarantors, use Guarantor company or will need to pay the year's rent in advance.
- Beds, desks and cupboards provided in each bedroom. There is also a sofa and dining table in the communal space.
- Tenants responsible for paying Utility Bills
- No pets/ No smoking
- Off street parking
- Video Tour/ Virtual viewings available



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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	