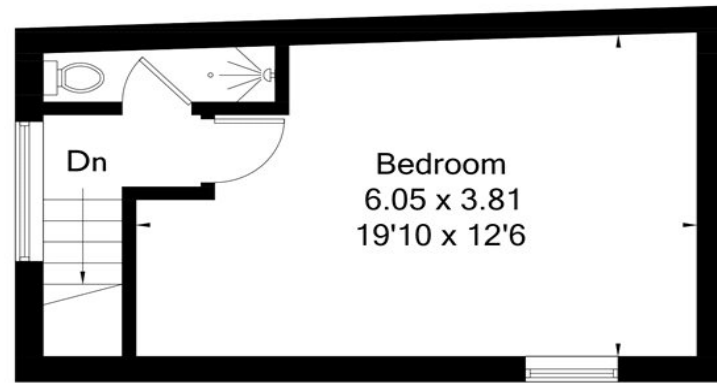
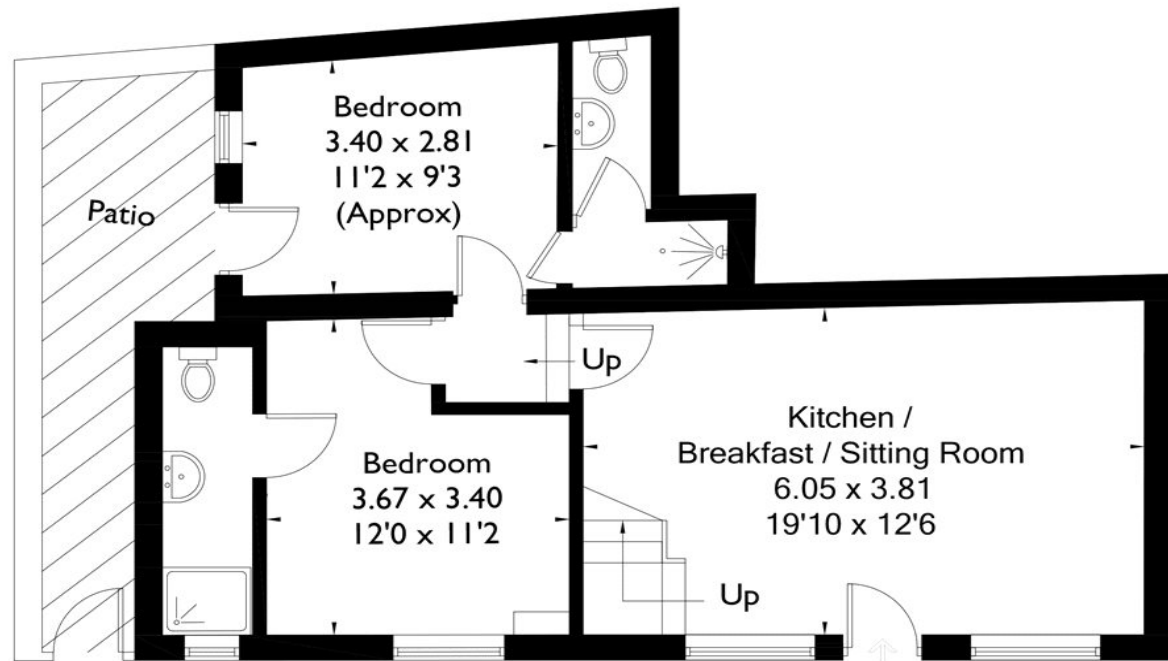


Approximate Gross Internal Area  
82.7 sq m / 890 sq ft



First Floor



Ground Floor

Illustration for identification purposes only. Not to scale  
Ref: 179801



## West Street, Surrey, GU9

Guide Price £2,100 per month

A well presented mews house with 3 bedrooms each with private shower room. The property has a courtyard garden and is located on the west side of the centre of Farnham within very close walking distance of UCA. Ideal for a group of 3 students. Tenancy to commence 24th July 2025. EPC rating D (61).

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
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**Winkworth**

**Winkworth**



**ACCOMMODATION**

0.2 Mile Walking Distance of University of Creative Arts  
 3 Bedrooms each with Ensuite Shower Rooms  
 Kitchen/ Family/ Living Room  
 Lots of character and charm  
 Close to amenities

**DESCRIPTION**

A charming property with exposed beams and huge character.  
 On the ground floor the front door opens directly into an open plan Kitchen/ Dining/Living space.  
 Two double bedrooms each having private shower rooms and one having access to a small courtyard garden.  
 Stairs lead up to a further bedroom with private shower room.

- Ideal for an group of three UCA students to rent as a whole
- All students need either a UK based Guarantor, to use a professional guarantor company or will need to pay the year's rent in advance.
- Beds and cupboards provided in each bedroom. There is also a sofa and dining table in the communal kitchen family room.
- Tenants responsible for utility bills
- No pets/ No smoking
- In person viewings available



**LOCATION**

The property is a newly refurbished mews property set back and off West Street down a path in the centre of Farnham.

Farnham is an historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities.

Within the town is a train station providing direct access to London Waterloo in approximately an 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.

Please note the owner of this property is owned by a Director of Winkworth Farnham.

**SERVICES**

All mains services are connected.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming. Council Tax Band C (student exemption may be available from the 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	