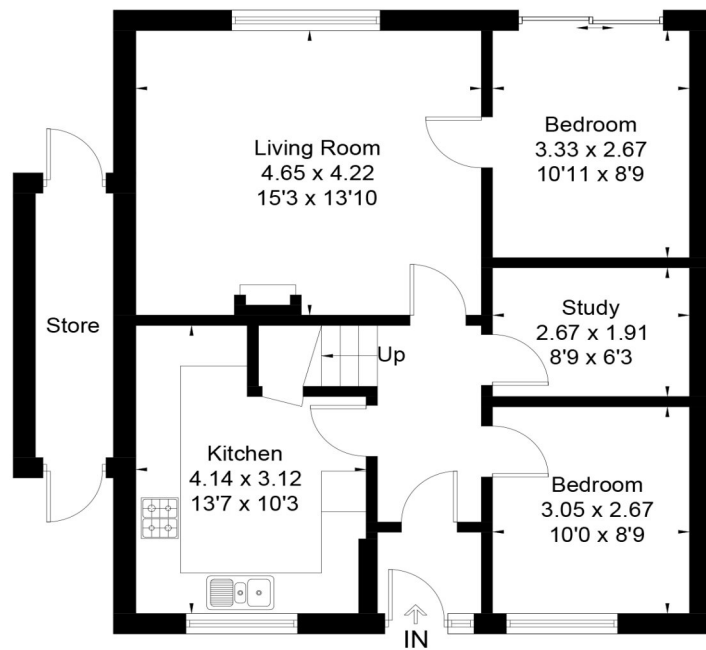
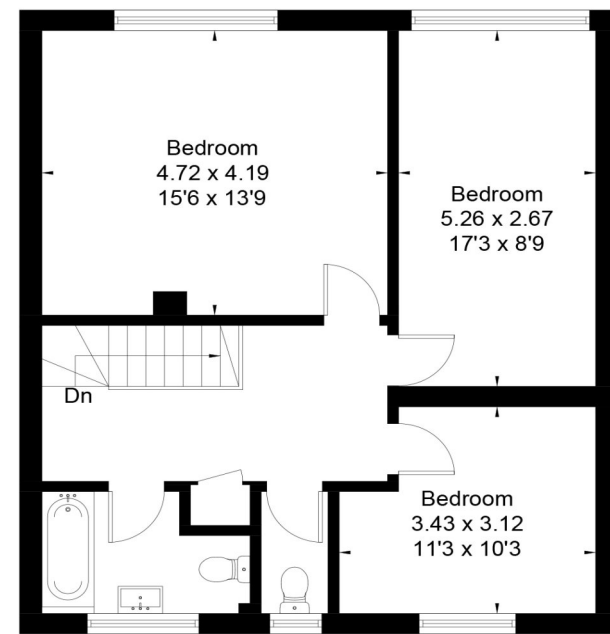


Approximate Floor Area = 126.6 sq m / 1362 sq ft  
Store = 4.1 sq m / 44 sq ft  
Total = 130.7 sq m / 1406 sq ft



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #77030

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

**Winkworth**

## Waynflete Lane, Surrey, GU9

Guide Price £3,000 per month

2 rooms remaining in this fabulous 5 bedroom student rental house with modern decor located a short walk from UCA. Available September 2024. EPC D. Part furnished

Tel 01252 733042  
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**Winkworth**

## ACCOMMODATION

- Perfect for students
- 10 mins walk to UCA
- Spacious bedrooms
- Small double beds
- Lovely wood floors to living room
- Modern stylish Kitchen and Bathroom

## DESCRIPTION

A recently refurbished property, ideal for a group of 5 UCA students or sharers.

The property is accessed via a covered porch, from the entrance hall one enters the modern fitted kitchen which benefits from a range of wall and floor mounted units, a hob, electric oven, convection microwave oven, two fridge/freezers, sink with drainer, washing machine and dishwasher. There is a lovely living room to the rear of the house forming a sociable space for housemates to relax. A separate study makes a useful addition. There are two bedrooms on the ground floor.

To the first floor there are three bedrooms and a modern bathroom.

## OUTSIDE

To the front of the house there is off street parking space on the driveway. To the rear there is a part decking and part lawn easy manageable garden.

- Ideal for a group of five UCA students to rent as a whole
- All students need UK based Guarantors or will need to pay the year's rent in advance.
- Within a strictly no smoking building.
- Beds, and cupboards provided in each bedroom.
- Tenants responsible for splitting and paying Communal Utility Bills
- No pets
- 11 months fixed term
- Parking
- Video Tour/ Virtual viewings available



## 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, Farnham. Council Tax Band D, but Student exemption may be obtained 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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	