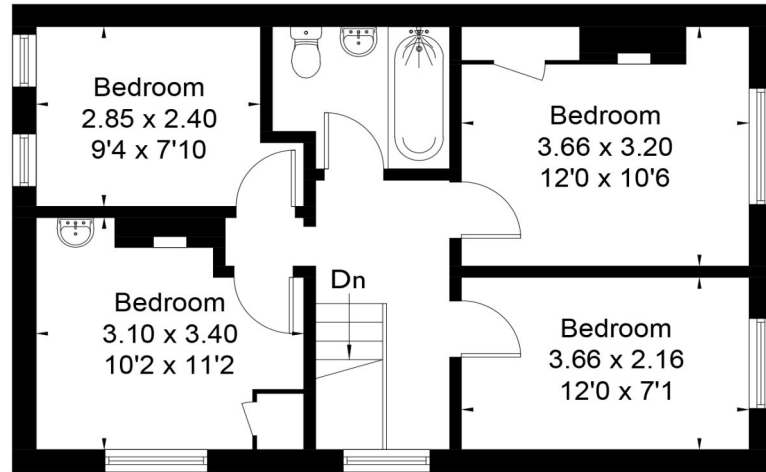
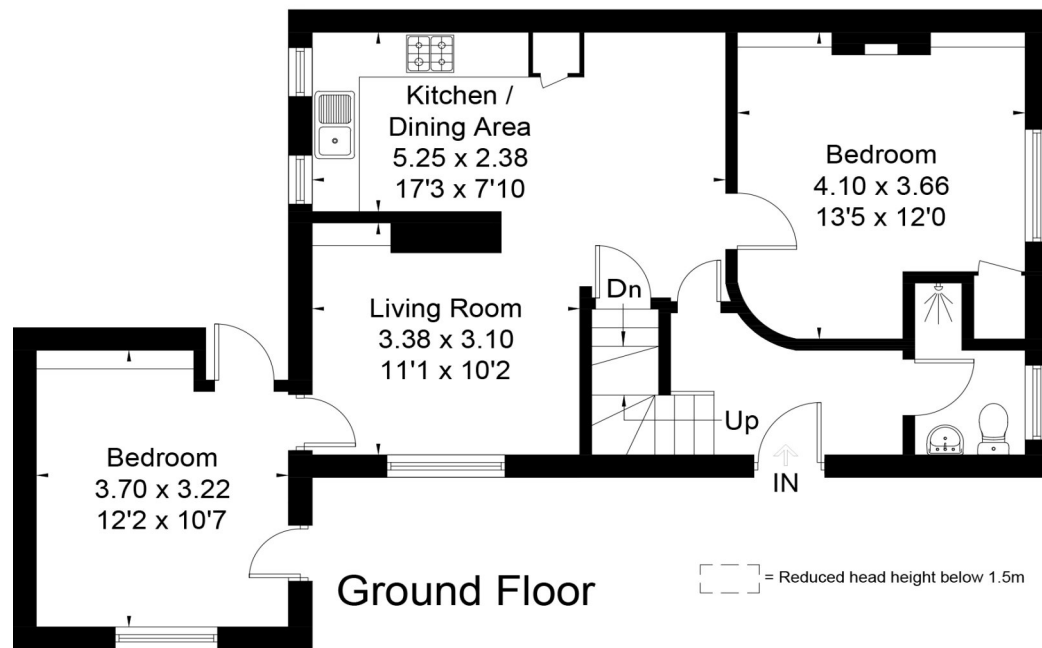


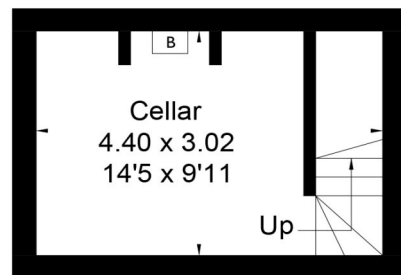
Approximate Floor Area = 128.1 sq m / 1379 sq ft



First Floor



Ground Floor



Cellar

Drawn for illustration and identification purposes only by fourwalls-group.com 231587



West Street, Surrey, GU9

Guide Price £3,900 per month

A fantastic opportunity for a group of 6 students to let this recently refurbished house, situated within walking distance (0.5 mile) of the University of Creative Arts in Farnham. Tenancy start date 15th August 2025. EPC D (67)

Tel 01252 733042

Email Farnham@winkworth.co.uk

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Winkworth

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Winkworth



ACCOMMODATION

- 6 bedrooms
- Bathroom and Shower room
- Kitchen breakfast room plus Living room
- Garden
- Off street parking
- Beds, and cupboards provided in each bedroom.
- Dining Table and 8 chairs
- Ideal for a group of six UCA students to rent as a whole
- All students need UK based Guarantors, to use a professional gurantee company or will need to pay the year's rent in advance.
- Tenants to pay Utility Bills (bill splitting all-inclusive utilities packages available)
- No pets/ No Smoking

DESCRIPTION

A recently refurbished property (2019), ideal for a group of 6 UCA students. The property is accessed via a door to the side. On the ground floor there is a kitchen breakfast room that opens up to the living room. There are 2 bedrooms and a shower room on the ground floor and 4 bedrooms and a bathroom with shower to the first floor. The property benefits from double glazing, plus a modern kitchen with appliances. The property is approached from a pedestrian gate or double gates providing off street parking for 2 cars. The side garden is mostly laid off street parking or borders surrounded by a wall offering a high degree of seclusion.



LOCATION

The property is situated on the west side of the centre of Farnham on West Street. 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 and has a number of excellent restaurants, public houses and a wine bar. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings.

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

SERVICES

Mains gas, electricity, drainage and water.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band E (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.

