



### Swift Road, Surrey, GU9

Guide Price £2,200 per month

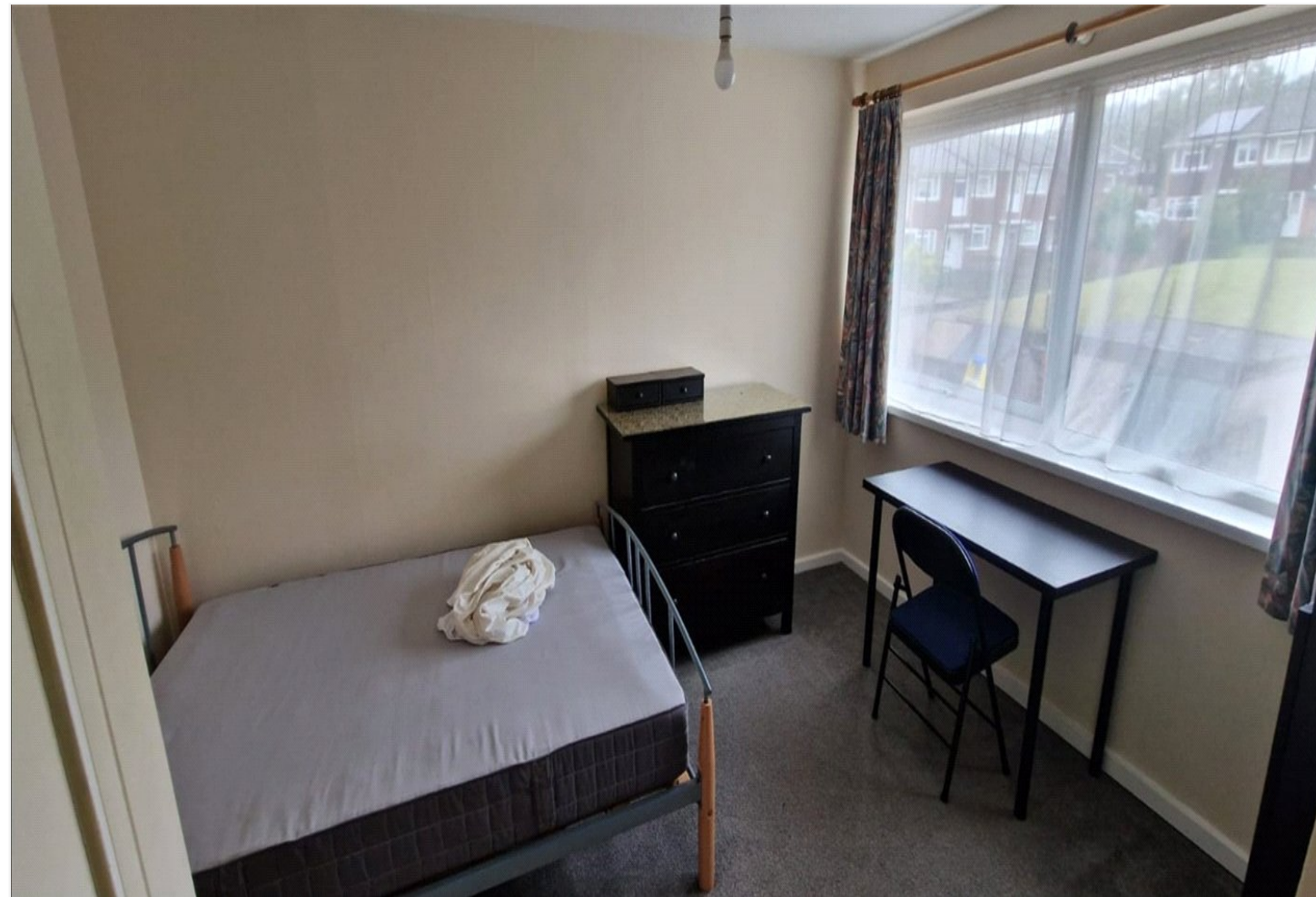
UCA Students- A well-presented furnished 4-bedroom student rental house. Viewings starting Saturday Available 28th July 2025. EPC C

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**ACCOMMODATION**

- 4 double bedrooms
- Living room with sofa and dining table
- Well appointed kitchen and Bathroom
- Downstairs WC
- Low maintenance rear garden
- Strictly no smoking/ No pets
- All students to either have UK Guarantor, to use a Guarantee company or to pay the full rent upfront.

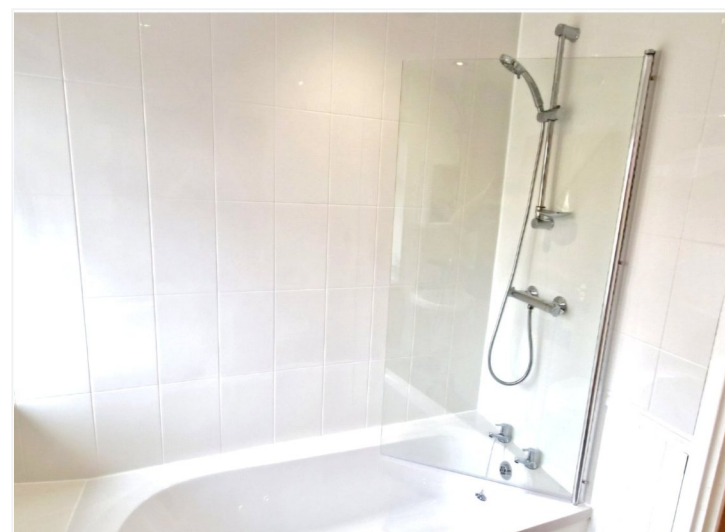
**DESCRIPTION**

Attention UCA students wanting more affordable rent without compromising on space or decor. This spacious 4 bedroom house has been presented for students. There are double beds in all bedrooms. In addition to the refurbished bathroom upstairs, there is a downstairs toilet. If you have a car, this house is ideal with lots of nearby residents parking available and, for those using public transport to get to university, there is a bus stop close by.

The Landlord supplies beds and wardrobe in all rooms and a sofa, dining table and chairs. The kitchen includes fridge/freezer, cooker, washing machine and tumble dryer.

**OUTSIDE**

Small lawned garden to front. Paved patio garden to the rear with bike shed.



**LOCATION**

Swift Road is located within the Sandy Hill Estate in North Farnham approximately 3.5 miles from the University of Creative Arts. The Stagecoach No 4-bus route connects with central Farnham and is a short walk from the bus stop to UCA. A Tesco express is approximately 0.4 mile from the property.

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

**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>		<b>89</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(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	