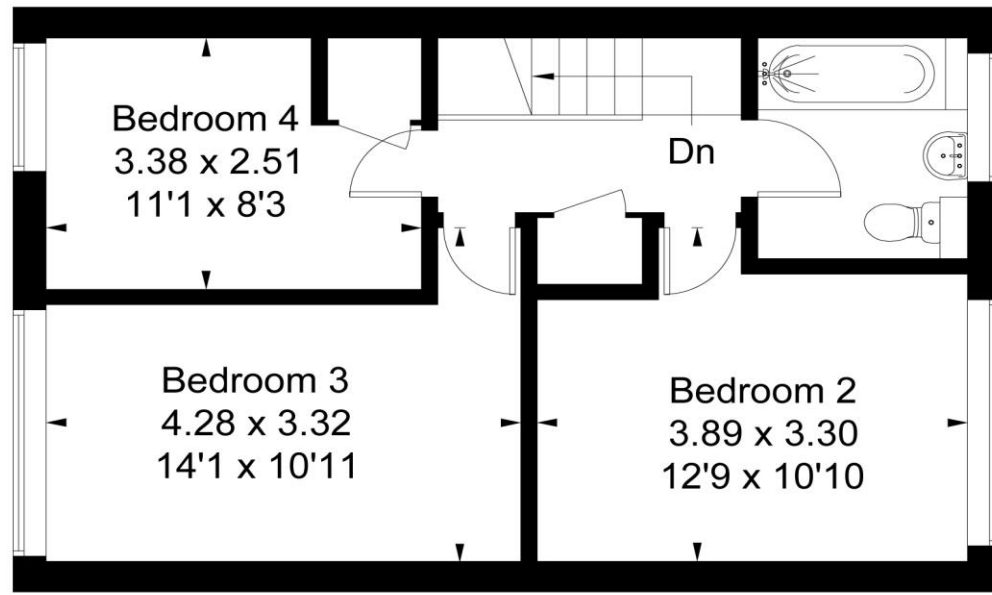
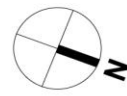
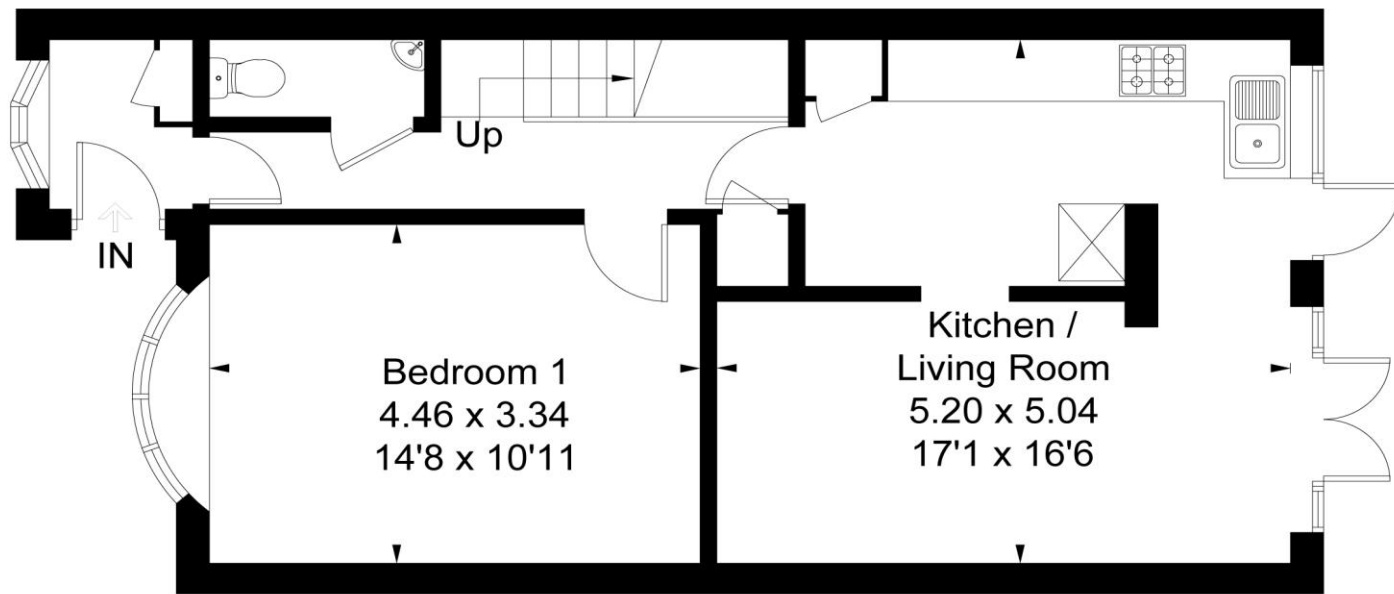


Approximate Area = 97.8 sq m / 1052 sq ft
Including Limited Use Area (2.5 sq m / 27 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 271859

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



Sandy Hill Road, Surrey, GU9

Guide Price £1,940 per month

A four bedroom student rental house on the Sandy Hill development ideal for sharers. Tenancy start date from beginning of 9th September 2024. EPC rating C (73). 11 MONTH LET



ACCOMMODATION

- 4 Bedrooms
- Kitchen
- Bathroom plus Guest W/C
- Garden
- Beds and cupboards and additional furniture available if needed.
- No pets
- All students require a Guarantor (UK resident or Guarantee company or to pay the full rent upfront)

DESCRIPTION

A four bedroom student rental house on the Sandy Hill development ideal for UCA Students. Tenancy start date from 9th of September 2024. EPC rating c (73). New carpets being fitted in the living room, hall and stairs. New energy efficient boiler was installed in November 2021

This excellent 4 bedroom house has good space and large windows. To the front of the house is a handy porch providing space for shoes and coats. The house benefits from pleasant common areas and a downstairs WC.

OUTSIDE

- Front and rear garden. Residents parking available.
- All mains services connected.
- Waverley Borough Council. Band C (Student exemption may be available from council)



LOCATION

Located towards the top of Farnham Park on the outskirts of the Sandy Hill development, this house is well located for a downhill walk to UCA and there is a bus stop nearby the house for avoiding the walk on the way back. The nearby Tesco local is just a short walk away and very convenient for groceries.

The house is right next to Caesar's Camp affording a great area to run, walk, cycle or just enjoy the view after lectures.

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+) A		
(81-91) B		87
(69-80) C	73	
(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	