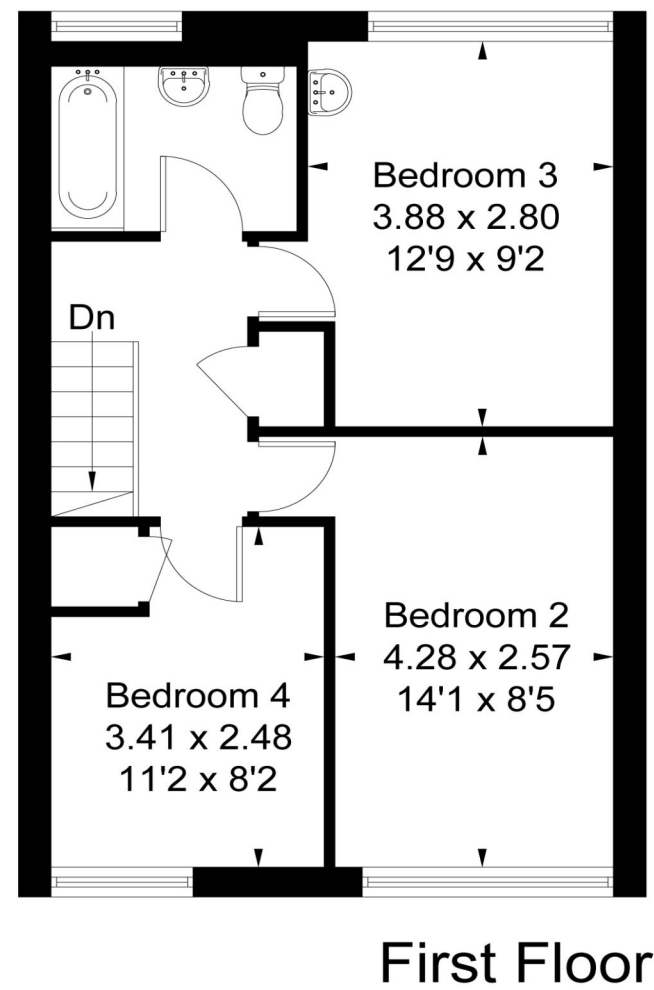
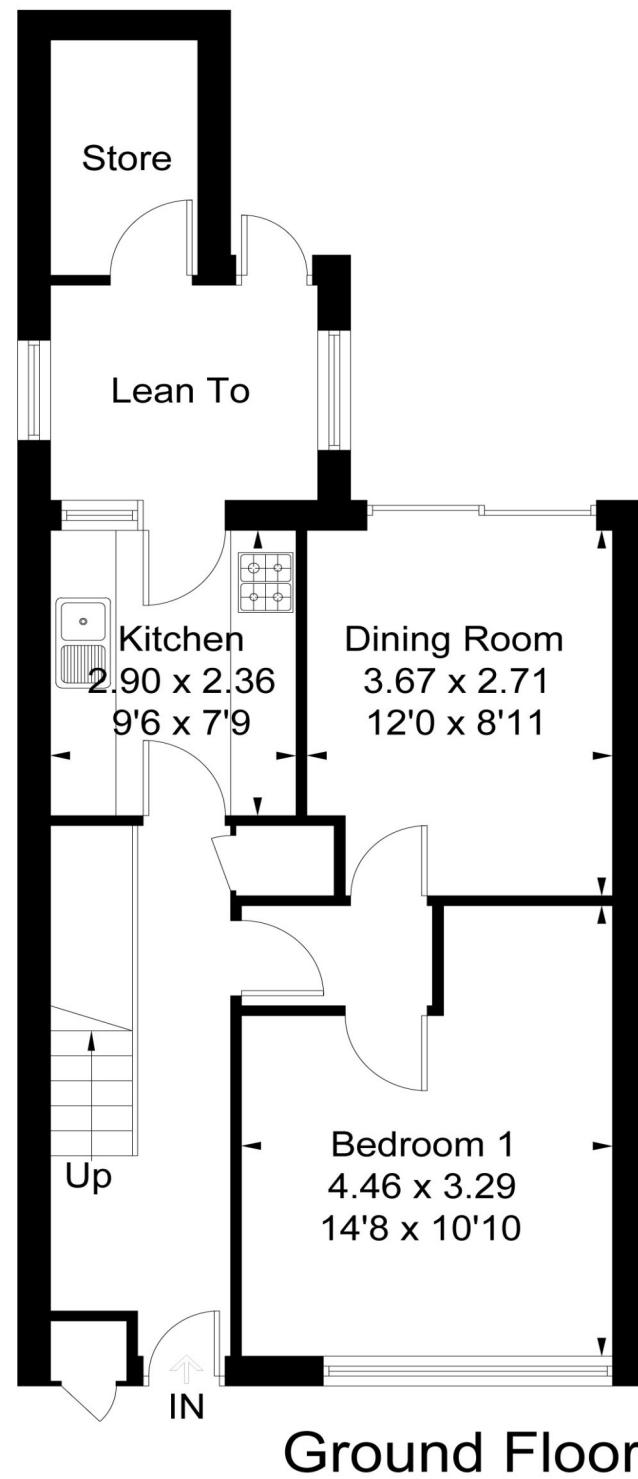


Approximate Floor Area = 91.5 sq m / 985 sq ft



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Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth



**Eton Place, Surrey, GU9**

**Guide Price £2,100 per month**

A fantastic opportunity for a group of 4 students to let this 4-bedroom house with garden. The house is situated just over 2 miles from the University of Creative Arts in Farnham and conveniently for the town centre and Farnham railway station. EPC C rating (71)

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**Winkworth**



ACCOMMODATION

4 bedroom student house

Modern style

All students need UK guarantors or to pay the rent upfront

No pets and no smoking

DESCRIPTION

A four bedroom house set in this ideal location for students at UCA.

Kitchen with wood floors and fitted appliances including oven, hob, microwave, dishwasher, fridge/ Freezer and washing machine.

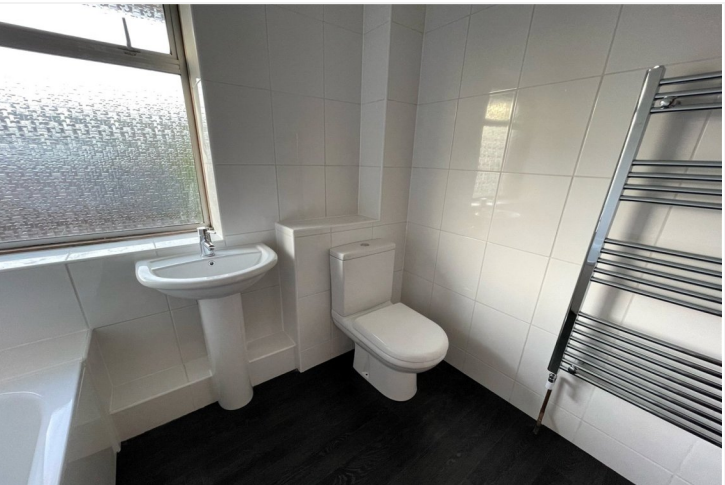
1 bedroom on the ground floor. 3 bedrooms upstairs.  
Bathroom with shower over the bath.

- Ideal for a group of four 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.
- Tenants responsible for paying Utility Bills- UniHomes bill splitting option available
- No pets
- Video Tour/ Virtual viewings available

LOCATION

Eton Place 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. There is a Tescos 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. Council Tax Band C.  
Student exemption may be available

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.

