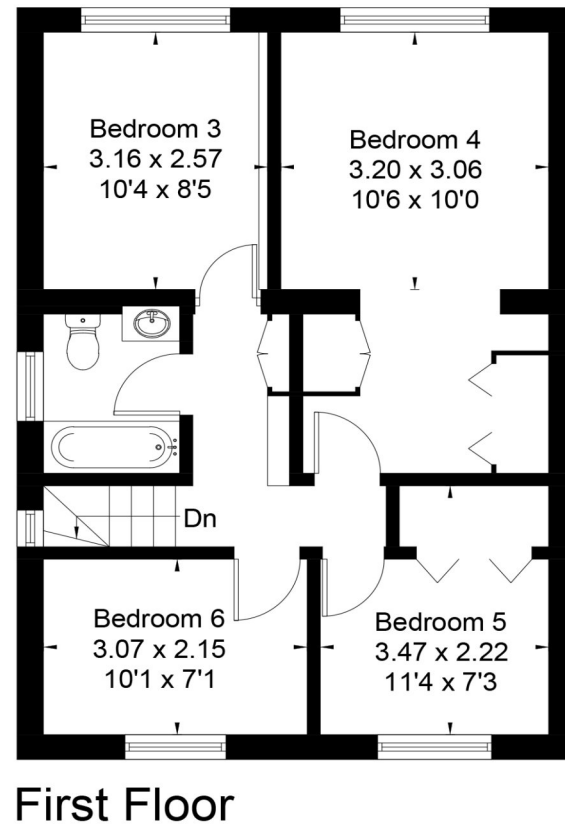
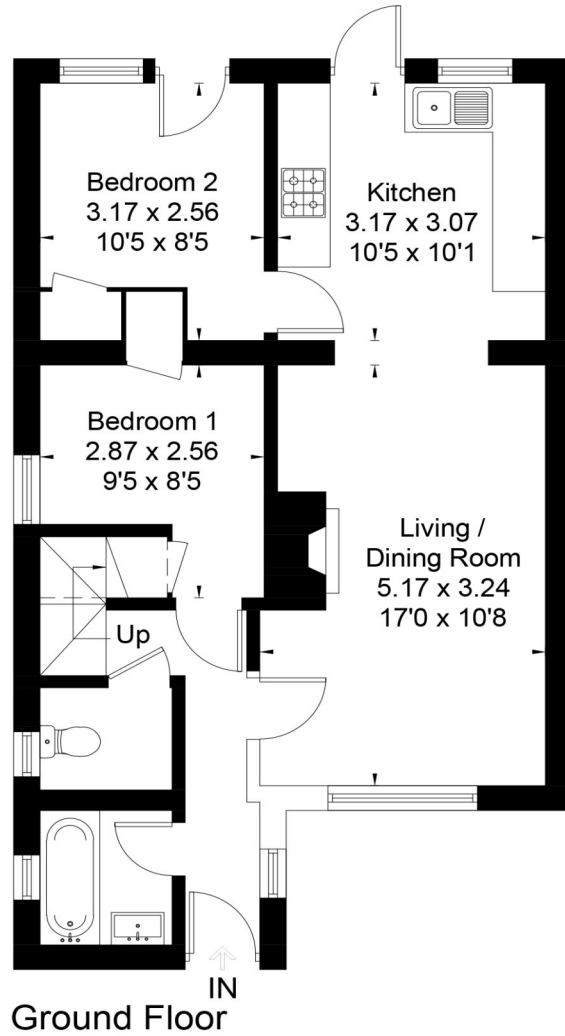
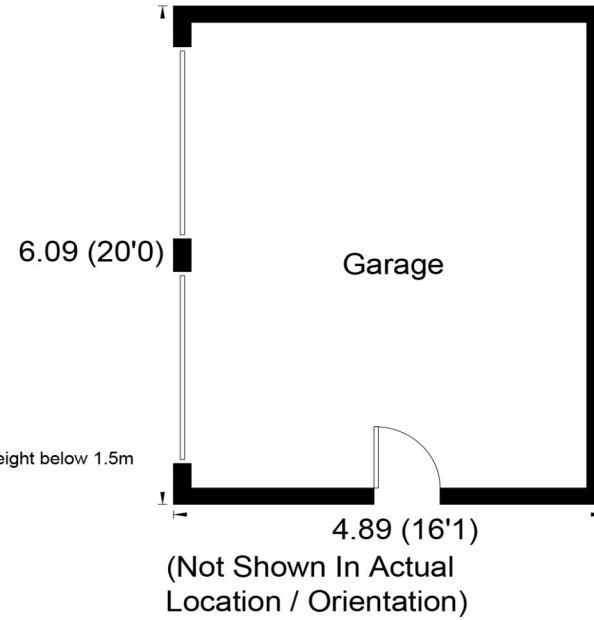


Approximate Area = 104 sq m / 1119 sq ft
 Garage = 25.6 sq m / 275 sq ft
 Total = 129.6 sq m / 1394 sq ft
 Including Limited Use Area (1.1 sq m / 12 sq ft)



Tor Road, Surrey, GU9

Guide Price £3,750 per month

A fantastic opportunity for a group of 6 students to let this recently (2020) refurbished house, situated within walking distance (0.5 mile) of the University of Creative Arts in Farnham. Tenancy start date 30th August 2025. 10 month tenancy term. EPC D (68)

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

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 260349

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

Winkworth

Winkworth

ACCOMMODATION

6 Bed/ 2 Bath/ 1 Living Room

Modern Kitchen with large appliances

2 Bathrooms

Beds, desks and cupboards provided in each bedroom.

Garden/ Off Street Parking

Recently Refurbished (2020)

Ideal for a group of up to six students to rent as a whole.

All students need UK based Guarantors, use a professional guarantee company or will need to pay the year's rent in advance.

Tenants responsible for splitting and paying Utility Bills

No pets/ No smoking

DESCRIPTION

An exciting opportunity in a recently refurbished property (2020), to accommodate a group of 6 students. The property is accessed via a covered porch through to the entrance hall. From here one enters the large living/dining room which opens in to the newly fitted kitchen which benefits from a range of wall and floor mounted units, an electric induction hob, electric oven, microwave, sink with drainer, washing machine and dish washer. There are two bedrooms on the ground floor, one with direct access onto the garden, a bathroom and separate cloak room. To the first floor there are four bedrooms a bathroom.

OUTSIDE

The property is approached via a gate with a paved area leading to the covered porch. The rear gardens are mostly laid to lawn with mature shrubs with a feature patio with views over Farnham.

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, Godalming. Band E

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.

