

# MANNERS

## RESIDENTIAL

4 Bedroom House for Rent - £2,000 per month  
Thacker Mews, Guildford Road, Woking, Surrey, GU22 7QL



### KEY FEATURES

- A-RATED ENERGY EFFICIENT TOWN HOUSE
- LIGHT AND AIRY ACCOMMODATION
- TWO ALLOCATED PARKING SPACES
- SPACIOUS LIVING ROOM
- FOUR BEDROOMS
- THREE BATHROOMS
- ENCLOSED PATIO & REAR GARDEN
- UNFURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- A92

## Description

This A-rated energy efficient mews style home, with its light and airy accommodation spread over three floors, greatly benefits from having two allocated parking spaces right outside its front door.

On the ground floor you will find an entrance hall with a w.c., a living room with french doors providing access to the south facing garden. The kitchen/breakfast room with appliances. Stairs from the entrance hall lead up to the first floor landing which has the master bedroom with ensuite shower room and Juliet balcony, as well as a further double bedroom. On the top floor we find two double bedrooms one with en suite shower room as well as the family bathroom. The property benefits from having two allocated parking spaces.

**Additional Information:** These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit of one weeks' rent is required upon making an Application For Tenancy which can be put towards the first month's rent, which will become payable upon signing the tenancy agreement. Should your Landlord accept a request to keep pets at the property, an additional monthly rent payment may be required. Upon request, further written information will be provided by the Agent.

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

