

MANNERS

RESIDENTIAL

2 Bedroom House for Rent - £1,075 per month

Wellington Terrace, Knaphill, Woking, Surrey, GU21 2AP



KEY FEATURES

- CHARACTER TWO BEDROOM TERRACED HOUSE
- OPEN PLAN LIVING ROOM AND DINING ROOM
- KITCHEN WITH APPLIANCES
- LAMINATE FLOORING DOWNSTAIRS
- BATHROOM WITH SHOWER OVER THE BATH
- DOUBLE BEDROOM WITH BUILT IN WARDROBE
- SINGLE SECOND BEDROOM
- UNFURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- D67

Description

A charming two bedroom mid terraced character cottage, located in a sought after residential area between St Johns and Knaphill and just five minutes drive to Woking town centre and mainline station.

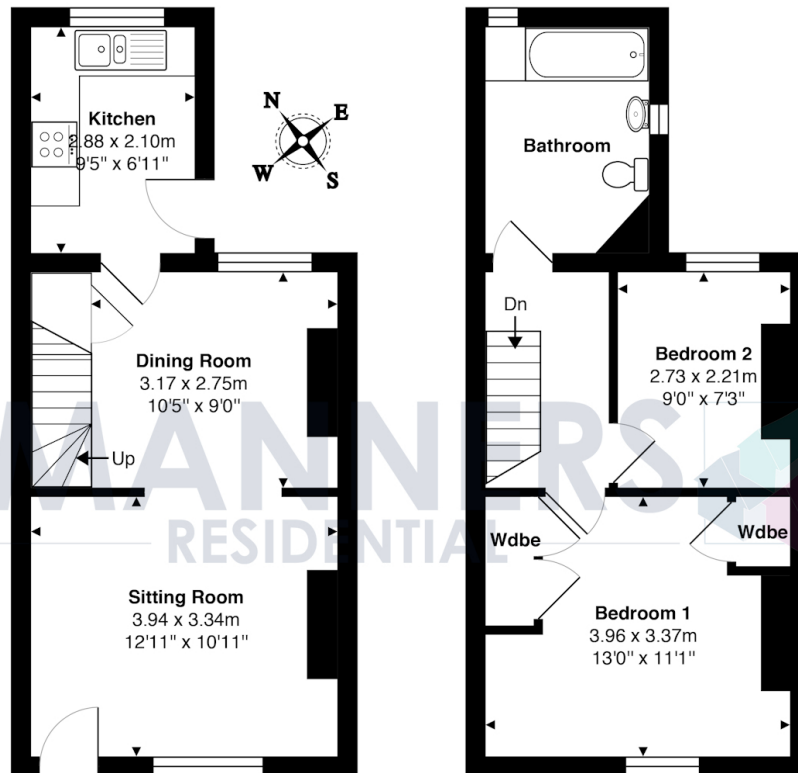
The well presented accommodation comprises: recessed entrance porch, large lounge/dining room with fireplace, refitted kitchen with appliances including fridge/freezer, landing, large master bedroom, further bedroom, spacious and refitted upstairs bathroom, gas central heating, decorated in neutral tones, laminate flooring to ground floor, private enclosed rear garden, parking.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			90
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			90
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor **1st Floor**
 Approx. Gross Internal Area 31.4 m² ... 338 ft² Approx. Gross Internal Area 31.4 m² ... 338 ft²

Total Approx. Gross Internal Area 62.8 m² ... 676 ft²

All measurements are approximate and for display purposes only. Not to scale.