

# MANNERS

## RESIDENTIAL

1 Bedroom House for Rent - £850 per month

Templecombe Mews, Woking, Surrey, GU22 7DL



### KEY FEATURES

- ONE BEDROOM HOUSE • GOOD SIZED LIVING ROOM • KITCHEN WITH APPLIANCES • MODERN WHITE BATHROOM SUITE • FRESH NEUTRAL DECOR • NEW ELECTRIC HEATERS • NEW DOUBLE GLAZING AND FRONT DOOR • PARKING SPACE • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C71

## Description

Located on the sought after Grange development within walking distance of Woking town centre and mainline station, this one bedroom house will be freshly decorated and double glazed before the new tenants move in.

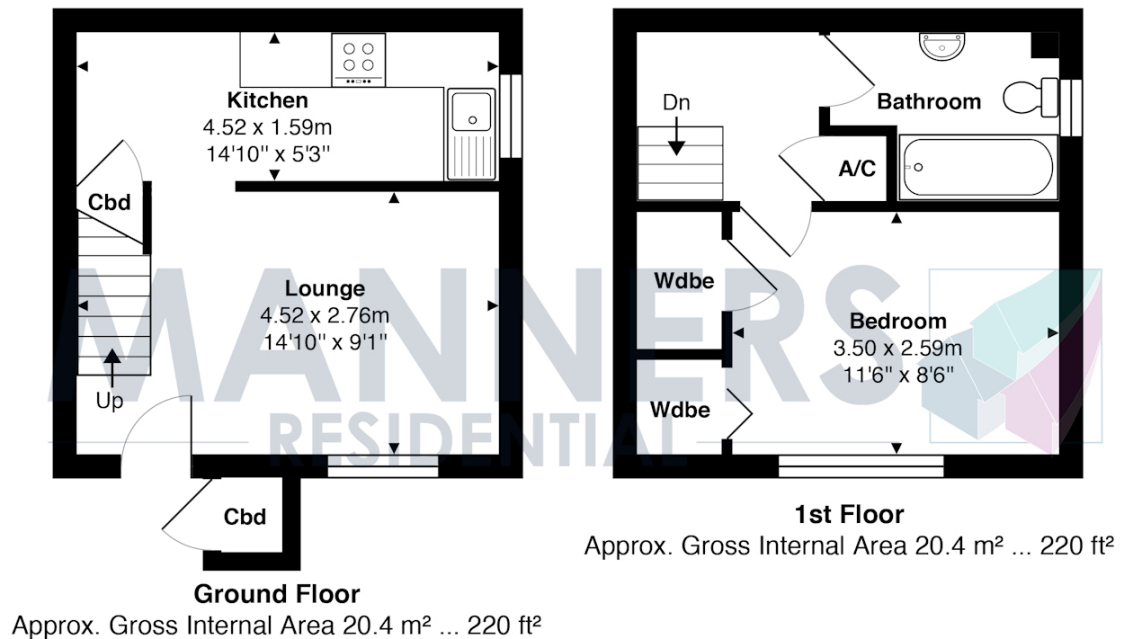
The accommodation, which will be decorated in light grey with fresh white ceilings and woodwork, comprises: Living room with dining area and laminate flooring, kitchen with appliances, landing, double bedroom with built in wardrobes and modern white bathroom suite. New light grey carpets to the stairs landing and bedroom, new electric heaters, new double glazed windows and front door, all to be completed before the new tenancy starts.

**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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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



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