

MANNERS

RESIDENTIAL

3 Bedroom House for Rent - £1,400 per month

De Lara Way, Woking, Surrey, GU21 6NY



KEY FEATURES

- MID TERRACE HOUSE • LIVING ROOM • REFITTED KITCHEN/DINING ROOM • THREE BEDROOMS • REFITTED MODERN BATHROOM • GAS HEATING & DOUBLE GLAZING • GARAGE IN NEARBY BLOCK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E48

Description

Having been extended on the ground floor to provide a spacious kitchen/diner this mid terrace neo-Georgian town house is extremely well presented throughout with a refitted kitchen & bathroom.

Located within walking distance of Woking town centre and the mainline train station this home is well positioned for the professional commuter.

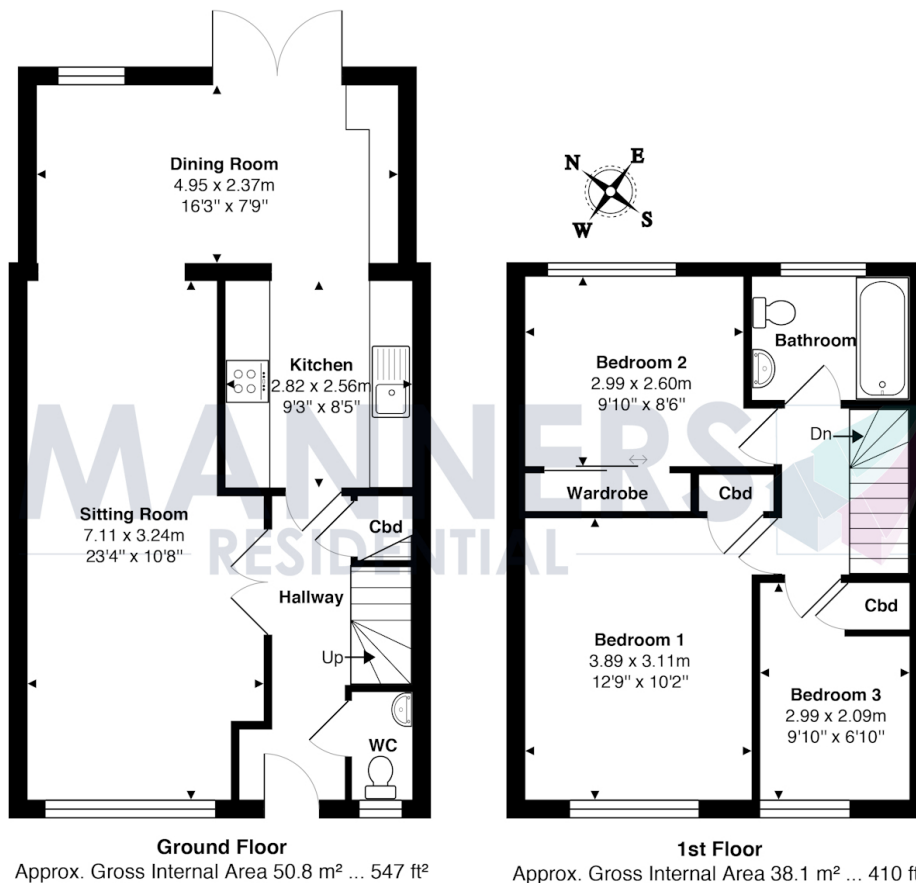
The accommodation comprises of entrance hall, downstairs cloakroom, large living room open plan to the kitchen/dining area, refitted kitchen with appliances (including a dishwasher), three good sized bedrooms (one with fitted wardrobes), refitted family bathroom with shower, fresh neutral décor & carpets, gas heating, double glazing, front and rear gardens with its own garage in a nearby b...

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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Total Approx. Gross Internal Area 88.9 m² ... 957 ft²

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