

MANNERS

RESIDENTIAL

3 Bedroom House for Rent - £1,550 per month

De Lara Way, Woking, Surrey, GU21 6NY



KEY FEATURES

- NEO GEORGIAN TOWN HOUSE • LARGE DOUBLE ASPECT LIVING ROOM • FITTED KITCHEN WITH APPLIANCES • THREE BEDROOMS • THREE PIECE BATHROOM • ENCLOSED REAR GARDEN • GARAGE IN A BLOCK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: - C75

Description

This three bedroom mid terrace neo Georgian town house has just been redecorated and re-carpeted throughout and is located in a popular residential area within walking distance of Woking town centre and mainline station and the highly sought after Goldsworth Primary School.

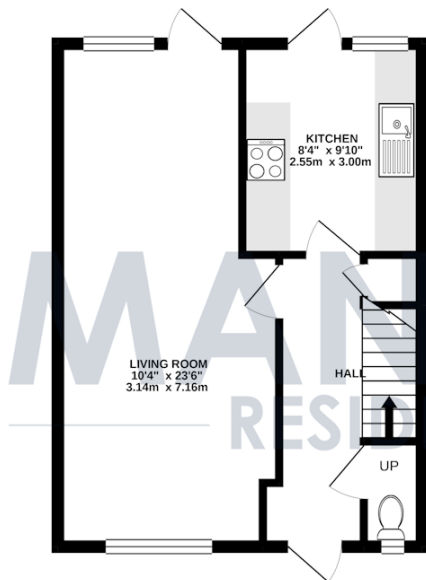
The accommodation, which is presented in fresh neutral tones comprises: entrance hall, large double aspect living room, cloakroom, fitted kitchen with appliances, landing, three bedrooms all with wardrobes, three piece bathroom with shower bath, gas central heating, fresh neutral décor, carpets and floor coverings, double glazing, enclosed rear garden and garage in a block.

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.

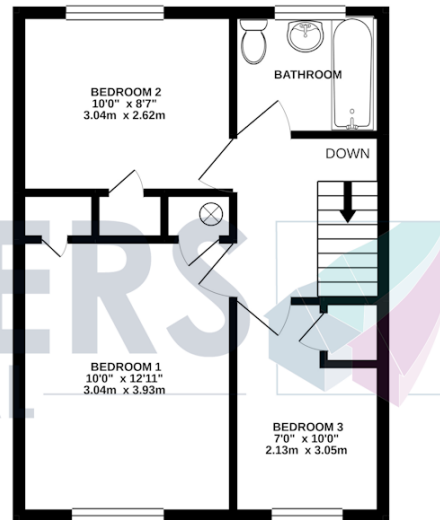
Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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