

MANNERS

RESIDENTIAL

1 Bedroom House for Rent - £850 per month
Weybrook Drive, Burpham, Guildford, Surrey, GU4 7FB



KEY FEATURES

- TERRACED HOUSE • LIVING ROOM - 3.91M X 3.50M • REFITTED KITCHEN - 2.72M X 1.78M • BEDROOM - 3.92M X 3.32M • REFITTED BATHROOM • ALLOCATED PARKING • FRONT GARDEN • FURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E45

Description

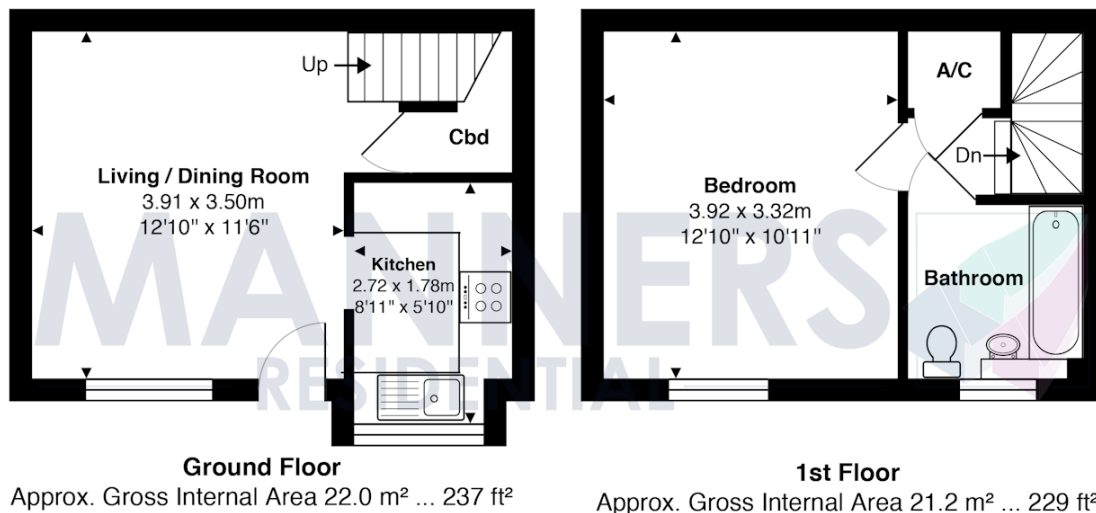
This superbly presented modern one bedroom house comes with allocated parking and is situated on a popular development close to shops, local amenities and the A3.

This particular property is presented to a very high standard with a good sized living room directly accessed from the front door, this in turn leads onto a refitted fitted kitchen. The kitchen is separated from the living room by square arch, keeping both areas feeling bright and airy and also benefits from having appliances including oven, hob, extractor, fridge/freezer and washing machine. To the first floor there is a large double bedroom with ample wardrobes and a re-fitted three piece white bathroom suite. Outside the property comes with the front garden and 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			Environmental Impact (CO ₂) Rating		
Band	Current	Potential	Band	Current	Potential
A		93	A		78
B			B		
C			C		
D			D		
E		45	E		52
F			F		
G			G		



Total Approx. Gross Internal Area 43.2 m² ... 465 ft²
All measurements are approximate and for display purposes only. Not to scale.