MANNERS
RESIDENTIAL

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

St Johns Waterside, Copse Road, Woking, Surrey, GU21 8EG
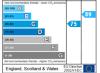

KEY FEATURES

• THREE STOREY HOUSE • LIVING ROOM • KITCHEN • BEDROOM ONE • BEDROOM TWO • BEDROOM THREE • PARKING & GARAGE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C75

MANNERS RESIDENTIAL LIMITED

26 High Street, Woking, Surrey, GU21 6BW

Telephone: **01483 590059**
Email: **property@mannersresidential.com**
Website: **www.mannersresidential.com**

Description

Situated within a stone's throw of the picturesque village of St Johns, just a short drive to Woking town centre and mainline train station, this three bedroom town house is presented in excellent condition throughout.
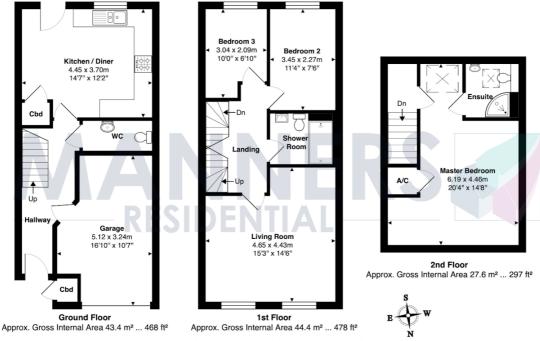
The accommodation comprises of entrance hall with downstairs cloakroom and access to the integral garage, large kitchen/breakfast room with appliances, access to enclosed rear garden, stairs to first floor landing, spacious lounge, two bedrooms (one could be used as a study), family bathroom, stairs to large master bedroom suite with ensuite shower room. Other notable benefits to this property are gas heating, double glazing, driveway and integral garage.

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.

Kitchen / Diner
4.45 x 3.70m
14'7" x 12'2"

Cbd

WC

Garage
5.12 x 3.24m
16'10" x 10'7"

Cbd

Up

Hallway

Ground Floor
Approx. Gross Internal Area 43.4 m² ... 468 ft²

Bedroom 3
3.04 x 2.09m
10'0" x 6'10"

Bedroom 2
3.45 x 2.27m
11'4" x 7'6"

Dn

Shower Room

Landing

Up

Living Room
4.65 x 4.43m
15'3" x 14'6"

1st Floor
Approx. Gross Internal Area 44.4 m² ... 478 ft²

Dn

Ensuite

A/C

Master Bedroom
6.19 x 4.46m
20'4" x 14'8"

2nd Floor
Approx. Gross Internal Area 27.6 m² ... 297 ft²

Total Approx. Gross Internal Area 115.4 m² ... 1242 ft²
All measurements are approximate and for display purposes only. Not to scale.

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