

# MANNERS

## RESIDENTIAL

2 Bedroom House for Rent - £1,125 per month

Wellington Terrace, Knaphill, Woking, Surrey, GU21 2AP



### KEY FEATURES

- CHARACTER TWO BEDROOM TERRACED HOUSE
- OPEN PLAN LIVING ROOM AND DINING ROOM
- KITCHEN WITH APPLIANCES
- LAMINATE FLOORING DOWNSTAIRS
- BATHROOM WITH SHOWER OVER THE BATH
- DOUBLE BEDROOM WITH BUILT IN WARDROBE
- SINGLE SECOND BEDROOM
- UNFURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- D67

## Description

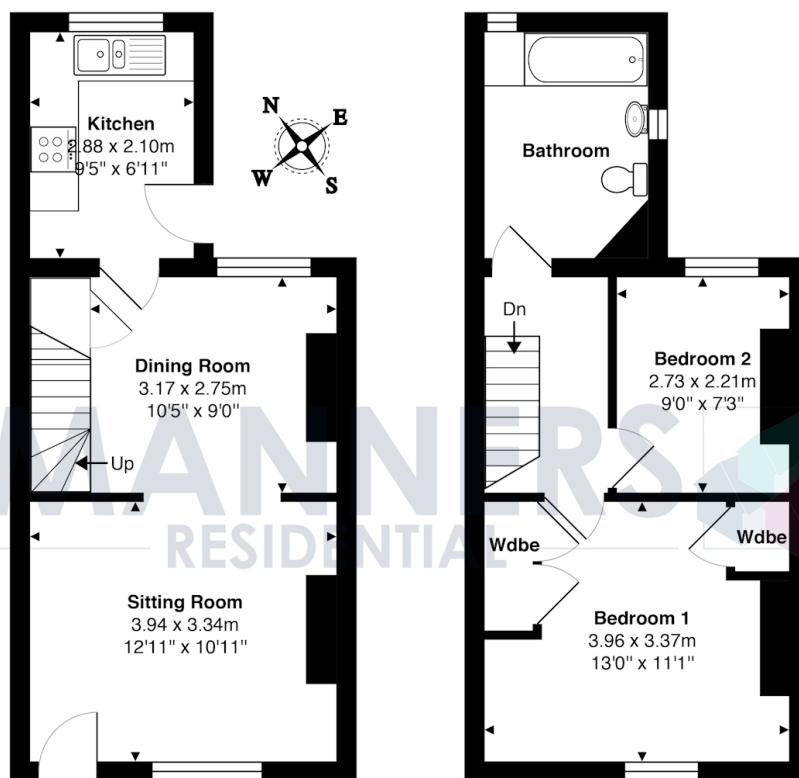
A charming two bedroom mid terraced character cottage, located in a sought after residential area between St Johns and Knaphill and just five minutes drive to Woking town centre and mainline station.

The well presented accommodation comprises: recessed entrance porch, large lounge/dining room with fireplace, refitted kitchen with appliances including fridge/freezer, landing, large master bedroom, further bedroom, spacious and refitted upstairs bathroom, gas central heating, decorated in neutral tones, laminate flooring to ground floor, private enclosed rear garden, 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 <sub>2</sub> ) Rating		
Current	Potential	Score	Current	Potential	Score
A	A	90	A	A	90
B	B	87	B	B	84
C	C		C	C	
D	D		D	D	
E	E		E	E	
F	F		F	F	
G	G		G	G	



**Ground Floor**      **1st Floor**  
 Approx. Gross Internal Area 31.4 m<sup>2</sup> ... 338 ft<sup>2</sup>      Approx. Gross Internal Area 31.4 m<sup>2</sup> ... 338 ft<sup>2</sup>

Total Approx. Gross Internal Area 62.8 m<sup>2</sup> ... 676 ft<sup>2</sup>

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