

# MANNERS

## RESIDENTIAL

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

Triggs Lane, Woking, Surrey, GU22 0EL



### KEY FEATURES

- SEMI DETACHED BUNGALOW • GOOD SIZED LIVING ROOM • SEPARATE DINING ROOM • BRAND NEW KITCHEN • TWO BEDROOMS & SHOWER ROOM • FRONT AND REAR GARDENS • DRIVEWAY AND GARAGE • FURNISHED OR PART FURNISHED • FIVE WEEK TENANCY DEPOSIT • EPC RATING:- D63

## Description

Located in a highly sought after and convenient position within walking distance of Goldsworth Primary school and Woking town centre and mainline station, this two bedroom semi detached character home features a brand new kitchen, an attached garage and driveway, and a good sized rear garden.

The accommodation comprises: Entrance hall, spacious living room, separate dining room with access to the rear garden, brand new refitted kitchen with built in oven and hob, two bedrooms, shower room, gas central heating. Good sized front and rear gardens, driveway and 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

## GROUND FLOOR



TOTAL FLOOR AREA - 702 sq ft. (65.2 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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