

MANNERS

RESIDENTIAL

3 Bedroom House for Rent - £1,500 per month

Regency Drive, West Byfleet, Surrey, KT14 6EN



KEY FEATURES

- END OF TERRACE HOUSE • THREE BEDROOMS • DOUBLE ASPECT LIVING ROOM • MODERN KITCHEN • FRESH NEW DECOR & NEW CARPETS • ENCLOSED REAR GARDEN • GARAGE AND PARKING SPACE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C72

Description

This spacious three bedroom end of terrace town house has just been re decorated and re carpeted throughout, has a garage and parking space, and is located in a sought after cul de sac position within walking distance of West Byfleet village centre and mainline rail station.

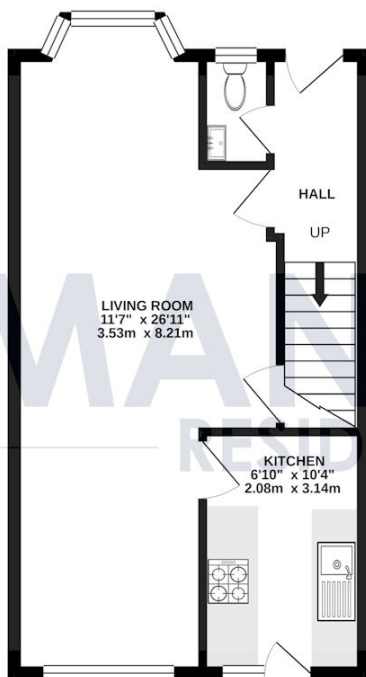
The accommodation, which is presented in fresh neutral tones comprises of: Entrance hall, cloakroom, spacious double aspect living room, modern kitchen with appliances, three good sized bedrooms (two with built in wardrobes), and a modern shower room. The whole being double glazed and gas centrally heated. The property enjoys good sized open plan gardens to the front and side and well as a private enclosed rear garden (gardening service included), a garage in a close...

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.

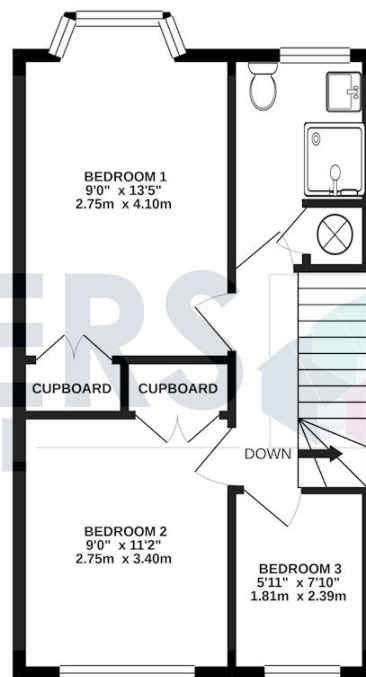
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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