

MANNERS

RESIDENTIAL

3 Bedroom House for Rent - £1,550 per month
Clover Court, Wych Hill Park, Woking, Surrey, GU22 0HH



KEY FEATURES

- SEMI DETACHED HOUSE • GOOD SIZED LIVING ROOM WITH PATIO DOORS • FITTED KITCHEN WITH APPLIANCES • THREE BEDROOMS • THREE PIECE BATHROOM SUITE • GAS CENTRAL HEATING • GARAGE WITH POWER • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D61 / COUNCIL TAX BAND:- D

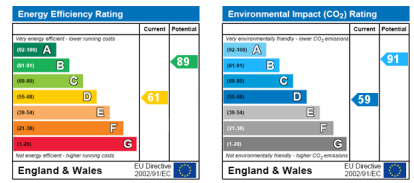
Description

This spacious and well presented three bedroom semi detached house enjoys its own driveway and detached garage. It can be found in a small and sought after development within walking distance of Woking town centre and mainline station.

The accommodation comprises: entrance hall, good sized living room with patio doors to rear garden, archway to dining room, fitted kitchen with appliances, landing, three bedrooms, built in wardrobes, three piece bathroom suite, gas central heating, good neutral décor, pleasant rear garden, detached garage with power, driveway.

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.



GROUND FLOOR
353 sq.ft. (32.6 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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