MANNERS
RESIDENTIAL

3 Bedroom House for Rent - £1,700 per month

Lampeter Close, Woking, Surrey, GU22 7TD

KEY FEATURES

• TERRACED HOUSE • VERSATILE RECEPTION AREAS • THREE GOOD SIZED BEDROOMS • FAMILY BATHROOM • ENCLOSED GARDEN • INTEGRAL GARAGE • GAS HEATING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D62 / COUNCIL TAX BAND:- D

Description

A particularly spacious three bedroom town house, extended at ground floor level to provide versatile reception areas. Conveniently positioned in a central and sought after area within a short walk of Woking town centre and mainline station.
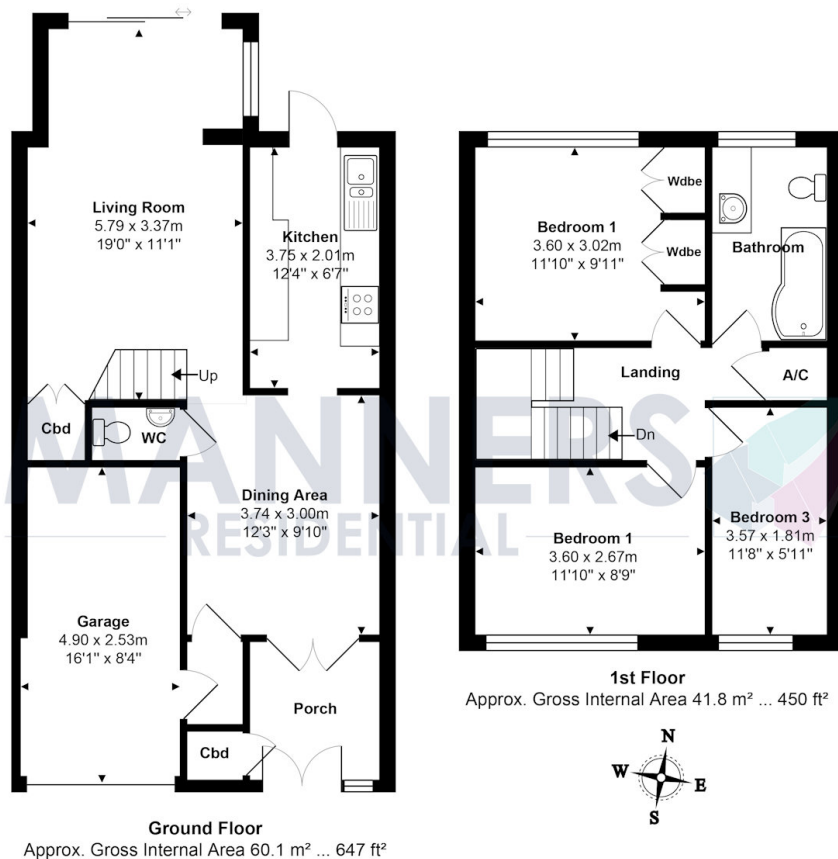
The accommodation comprises, enclosed porch, downstairs WC, entrance hall/dining room, kitchen with appliances, large living room, dining area with doors to rear garden, first floor landing, three good sized bedrooms, family sized bathroom, gas central heating, pleasant rear garden, garage and off road 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85| B
69-80	C		
55-68	D	62| D	
39-54	E		
21-38	F		
1-20	G		

Living Room
5.79 x 3.37m
19'0" x 11'1"

Kitchen
3.75 x 2.01m
12'4" x 6'7"

Cbd

WC

Dining Area
3.74 x 3.00m
12'3" x 9'10"

Garage
4.90 x 2.53m
16'1" x 8'4"

Porch

Cbd

Ground Floor
Approx. Gross Internal Area 60.1 m² ... 647 ft²

Wdbe

Bedroom 1
3.60 x 3.02m
11'10" x 9'11"

Wdbe

Bathroom

Landing

A/C

Bedroom 1
3.60 x 2.67m
11'10" x 8'9"

Bedroom 3
3.57 x 1.81m
11'8" x 5'11"

1st Floor
Approx. Gross Internal Area 41.8 m² ... 450 ft²

Total Approx. Gross Internal Area 101.9 m² ... 1097 ft²
All measurements are approximate and for display purposes only. Not to scale.

MANNERS RESIDENTIAL LIMITED

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