



42 Badger Court, Broad Ha'penny, Boundstone, FARNHAM, Surrey. GU10 4TZ.  
Guide Price £1,295 pcm

- Well presented modern home
- Re-fitted kitchen/breakfast room
- Re-fitted bathroom
- Visitor parking available
- No commercial vehicles
- Living room
- Two bedrooms
- Allocated parking for 1 car
- Lovely communal grounds
- Available now & no pets allowed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Description

A very well presented terraced home situated within this popular South Farnham development. The accommodation includes an entrance hall, living room, re-fitted kitchen/breakfast room, 2 bedrooms and a re-fitted family bathroom. The house is set in delightful communal grounds and further benefits from gas central heating, double glazing and allocated parking. Material Information - Broadband ultrafast available. Mobile signal is good apart from data for O2.

## Directions

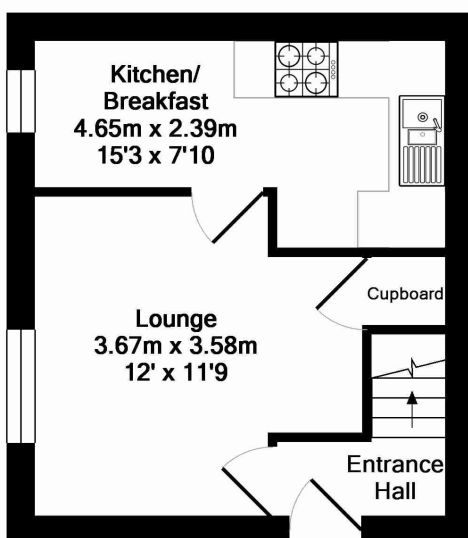
SAT NAV - GU10 4TZ

## Tenants Fees

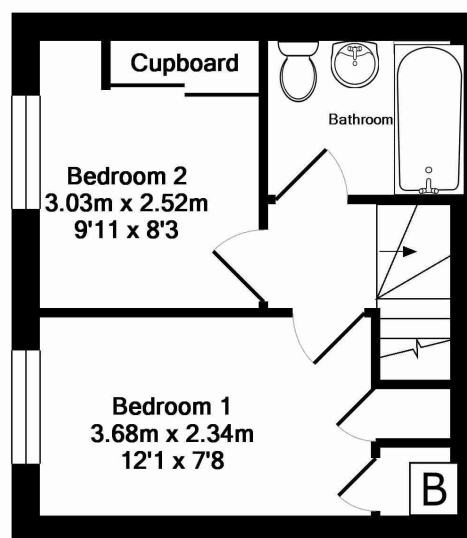
Tenant is responsible for paying utility bills and council tax. • Holding Deposit (Goes towards 1st month's rent) - 1 weeks Rent. • Security Deposit (payable once tenancy agreement is signed) - 5 weeks rent. • Rent payable in advance (payable once tenancy agreement is signed) - 1 month (minus holding deposit). Lets Help Property Management Services Ltd handle all client money on behalf of Keats Fearn and are a member of the Propertymark Client Money Protection Scheme No C0124095. Tenant's Notes - Proof of a professional clean on exit will be required including the appliances.

## Local Authority

Waverley  
Band C



Ground Floor  
Approx. Floor  
Area 24.8 Sq.M.  
(267 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 24.8 Sq.M.  
(267 Sq.Ft.)

Total Approx. Floor Area 49.6 Sq.M. (534 Sq.Ft.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit [www.keyagent.co.uk](http://www.keyagent.co.uk) (Tel: 0845 475 4165)  
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.