



Annexe, Dons Cottage Green Lane, Badshot Lea, Farnham, Surrey. GU9 9JJ

Guide Price £1,295 pcm

- Detached
- 2 Luxury en-suite shower rooms
- Modern fitted kitchen with appliances
- Electric heating and double glazing
- No pets allowed
- 2 Double Bedrooms
- Lounge
- Vaulted ceilings
- Council tax and water included
- Available now

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(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 super detached property, standing within the grounds of a large house, tucked away down a quiet lane yet just a couple of miles from Farnham town centre and walking distance to the nearby Sainsburys Superstore. Comprising of a lounge with modern open plan kitchen with oven, hob, extractor, fridge, washing machine and dishwasher, 2 large double bedrooms both with en suite shower rooms, or one bedroom could easily be used as an additional reception room/study. Small shingle forecourt to front with storage shed and parking. Material Information - Located within the grounds of Dons Cottage. Council tax and water included. Good mobile signal with all providers. Vodafone 4g dongle included for internet access and electric billed by landlords monthly via meter readings.

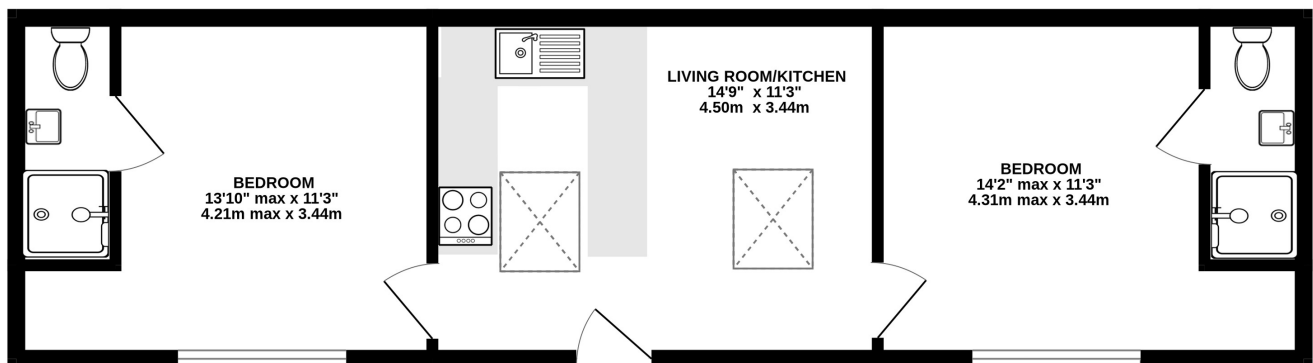
## Directions

SAT NAV - GU9 9JJ

## Tenants Fees

- 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.

## GROUND FLOOR 483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.8 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.  
Made with Metropix ©2024

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.