



A period cottage in the heart of Crondall village, neutrally decorated throughout.

The modern fitted kitchen benefits from underfloor heating, double oven, hob, washing machine and integrated fridge & freezer. The dining room leads to fully tiled downstairs shower room and dual aspect sitting room with feature fireplace.

Upstairs there are 2 double bedrooms one with fitted wardrobes and one with an ensuite bathroom and access to pitched loft space (ideal for a study/hobbies room).

Outside there is a car port, an enclosed rear garden with mature shrubs and a further front patio area. A Gardener twice per month is included. The property comes to the market unfurnished and available end of October.

Energy Efficiency rating - E / Council tax Band - E / Tenancy Length – 12 months

ADDITIONAL CHARGES

Security deposit - £2,186.00 (5 weeks rent), Holding deposit – £437.00 (equivalent to 1 weeks rent - Holding deposit deducted from 1st months' rent due on successful completion of a tenancy, but non-refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw)

Further Tenant fee information available on; mccarthyholden.co.uk/wp-content/uploads/2024/07/Tenant-fees-new-tenancies.pdf

McCarthy Holden is a member of the Propertymark client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.



THE BOROUGH, FARNHAM

£1,895 pcm