



59 Downing Street, Farnham, Surrey. GU9 7PN.

£1,550 pcm

- Three bedrooms
- Modern Kitchen and Bathroom
- Double glazed windows
- Electric heating
- Lounge/dining room
- Small courtyard area
- Sorry no students
- Available late January

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>42</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 three double bedroom home in the heart of Farnham's elegant Georgian town centre. The property has a modern kitchen/bathroom, and benefits from double glazed windows, electric heating and a small courtyard area. Zone A parking permits are available from the council at a cost of £80 for the first permit and £100 for the second. Sorry no students. Photos taken in 2023. The property benefits from mains services (except gas), the water supply is metered. Ultrafast broadband is available in the area and mobile phone service is likely/limited depending on your provider. Tenants are recommended to carry out their own onsite checks.

## Directions

Entering Downing Street from the Gostrey Meadow end, the house will be found on your right hand side, almost opposite the The Lost Boy.

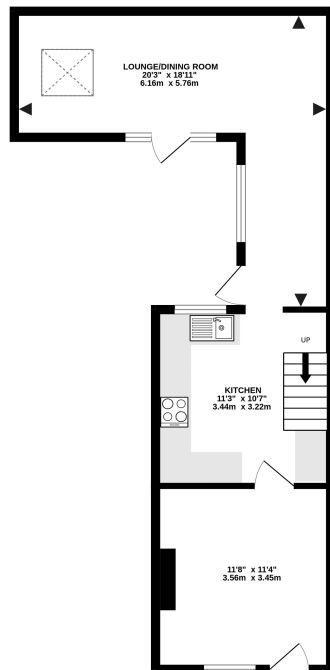
## Tenants Fees

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.

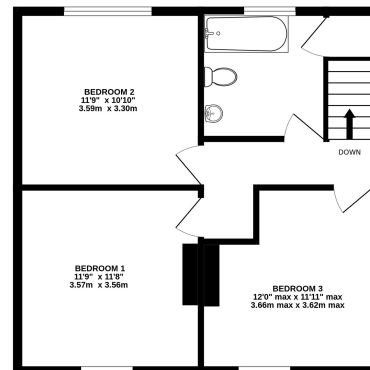
## Local Authority

Waverley  
Band C

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 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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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.