



A well-presented three bedroom cottage that has been refurbished throughout located in the much sought-after village of Crondall. The ground floor comprises of a living room with feature fireplace, leading onto the sitting room with feature fireplace, a modern refurbished kitchen with fitted electric oven and hob, washer/dryer and fridge, door to the rear garden.

Upstairs there is a large main bedroom, two further good size bedrooms, modern three piece family bathroom with bath and shower over.

Outside, there is side access to the rear large garden with patio and seating area, laid to lawn bordered by established hedgerow. There is a large shed/outhouse. At the front of the cottage there is parking which is on-street along Pankridge Street.

The country village of Crondall boasts a village convenience store/post office, a church dating from the 12th century, two public houses, The Plume of Feathers (dating back to the 16th century), and The Hampshire, all of which are a short walk from the property. Additionally, there is a well-regarded primary school, doctor's surgery, golf course and local surrounding countryside, ideal for walking and cycling.

Energy Efficiency rating - D / Council Tax Band - D / Tenancy Length – 12 months

#### ADDITIONAL CHARGES

Security deposit - £2,134.00 (5 weeks rent), Holding deposit – £426.00 (equivalent to 1 week's rent - Holding deposit deducted from 1st month's 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](https://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.



## PANKRIDGE STREET, FARNHAM

£1,850 pcm