



5 Pengilly Road, Farnham, Surrey. GU9 7XQ.

£1,550 pcm

- Short walk of town centre
- Parking for 2 cars
- Bathroom re-fitted 2023
- Redecorated throughout
- New carpets laid 2023
- Lounge/dining room
- Fitted kitchen with appliances
- Two bedrooms with wardrobes
- Sorry no students
- Available mid-May

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>	74	
(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 well presented end of terrace home, in a sought after location, only a short walk of Farnham's elegant Georgian town centre. The property underwent considerable improvement in 2023 with a new bathroom, new carpets and the house was redecorated. The accommodation includes an entrance hall with stairs to the first floor, cloakroom/w.c., fitted kitchen with oven and hob, washing machine, dishwasher and fridge/freezer, lounge/dining room with French doors to the rear garden. On the first floor there are two bedrooms with fitted wardrobes and a family bathroom. Outside, the house benefits from a hard landscaped rear garden and two allocated parking spaces to the front.

## Directions

Sat Nav reference: GU9 7XQ

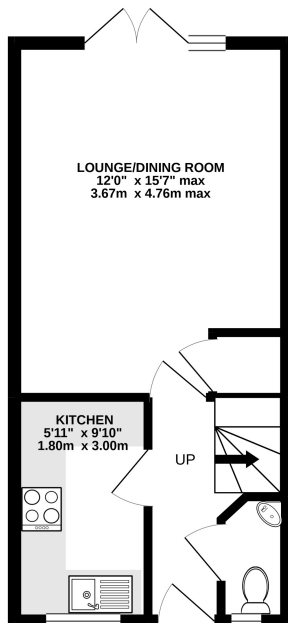
## Tenants Fees

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

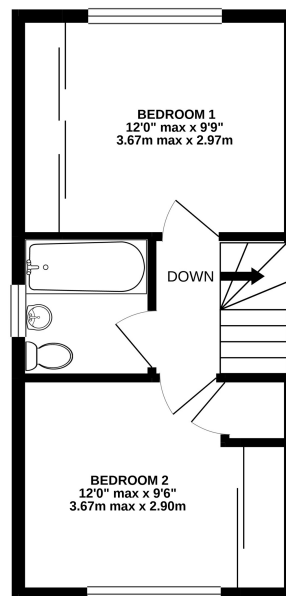
## Local Authority

Waverley  
Band D

GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.