



36 Alma Way, Farnham, Surrey. GU9 0QH.  
£2,200 pcm

- Available early October
- Well presented throughout
- Re-fitted kitchen
- Re-fitted bathroom
- Two drives and two garages
- Lounge and separate dining room
- Spacious family home
- Three bedrooms
- Generous garden
- 10 minute walk to Farnham Park

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	63	
(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 generously proportioned family home situated in a residential road within a short walk of Farnham's beautiful 320 acre park. The house underwent considerable improvement approximately 4 years ago to include a refitted kitchen, re-fitted bathroom, redecoration and new flooring throughout. Outside the house benefits from a large rear garden, two driveways and two garages. Ultrafast broadband is available in the area and mobile phone reception seems good on most networks.

## Directions

Sat Nav Ref: GU9 0QH

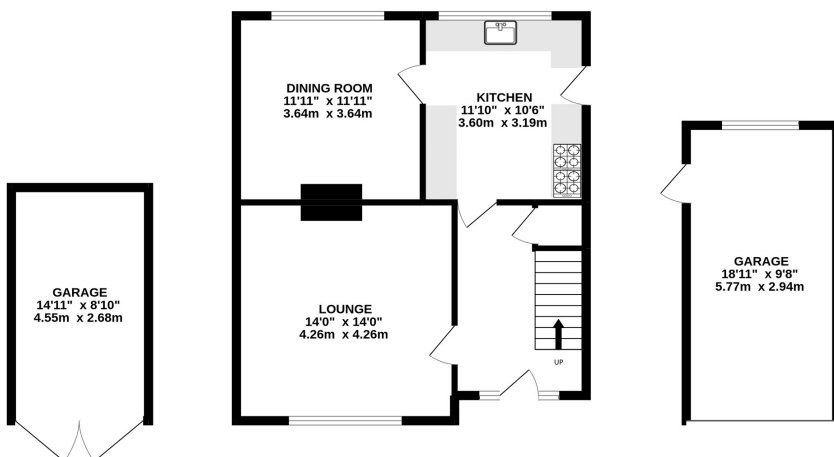
## Tenants Fees

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

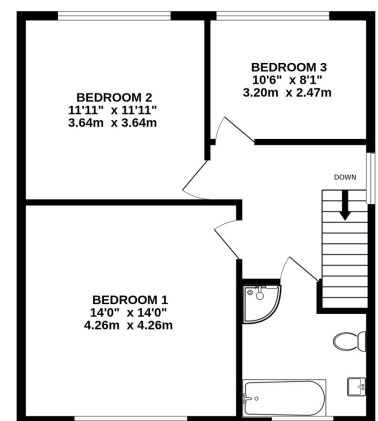
## Local Authority

Waverley  
Band E

GROUND FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1455 sq.ft. (135.1 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.