



5 Thistledown Close, Wrecclesham, FARNHAM, Surrey. GU10 4AG.

£1,395 pcm

- Mews house
- Fitted kitchen with granite work tops
- Cloakroom/wc
- Allocated for 1 and visitors parking
- 2 Bedrooms
- Living room overlooking rear garden
- Private garden with deck
- Available early June (TBC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

Description

Thistledown Close is a small modern cul de sac off Pottery Lane, a very popular area on the south side of Farnham, just a short drive from the town's elegant Georgian centre and mainline station, which offers a fast regular service to Waterloo. Built in 2010 this lovely two bedroom home offers a fitted kitchen with granite worktops, contemporary cloakroom and bathroom and lounge with French doors to the garden. Viewings are highly recommended. Material Information: Standard and ultrafast broadband available, good mobile connection likely with all providers. Built in electric oven, gas hob, fridge/freezer, dishwasher and washing machine.

Directions

SAT NAV - GU10 4AG

Tenants Fees

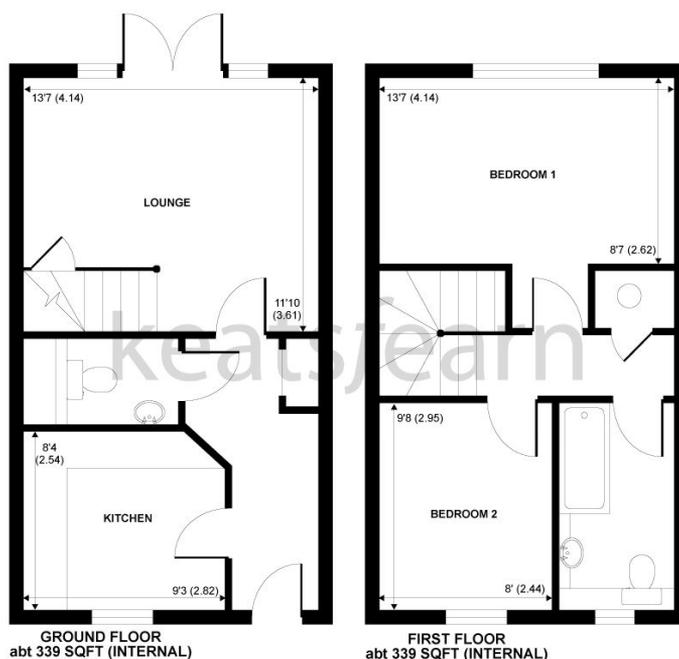
Tenant is responsible for paying utility bills and council tax. • Holding Deposit (Goes towards 1st month's rent) - 1 weeks Rent. • Security Deposit (payable once tenancy agreement is signed) – 5 weeks rent. • Rent payable in advance (payable once tenancy agreement is signed) - 1 month (minus holding 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 D

NOT TO SCALE



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Keats Fearn and no guarantee as to their operating ability or their 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.