



A DETACHED FAMILY HOME IN A QUIET RESIDENTIAL ROAD

TILLINGBOURNE ROAD
SHALFORD, GUILDFORD, SURREY, GU4

Unfurnished, £1,850 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 02/07/2018



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£1,850 pcm Unfurnished

- 3 Bedrooms • 1 Bathrooms • 2 Receptions
- Three bedrooms • Two reception rooms • Family bathroom • Garden, storage and parking
- popular village location
- EPC Rating = D • Council Tax = F

Description

A well-presented three bedroom family home in a quiet residential location. The property has wooden floors throughout and has a kitchen and bathroom. There is ample storage available at the property with a large shed and single garage and the garden is a good size. 3 bedrooms, family bathroom, living room with fireplace, dining room, fitted kitchen with pantry, cloakroom, large shed, single garage, enclosed garden and off street parking.

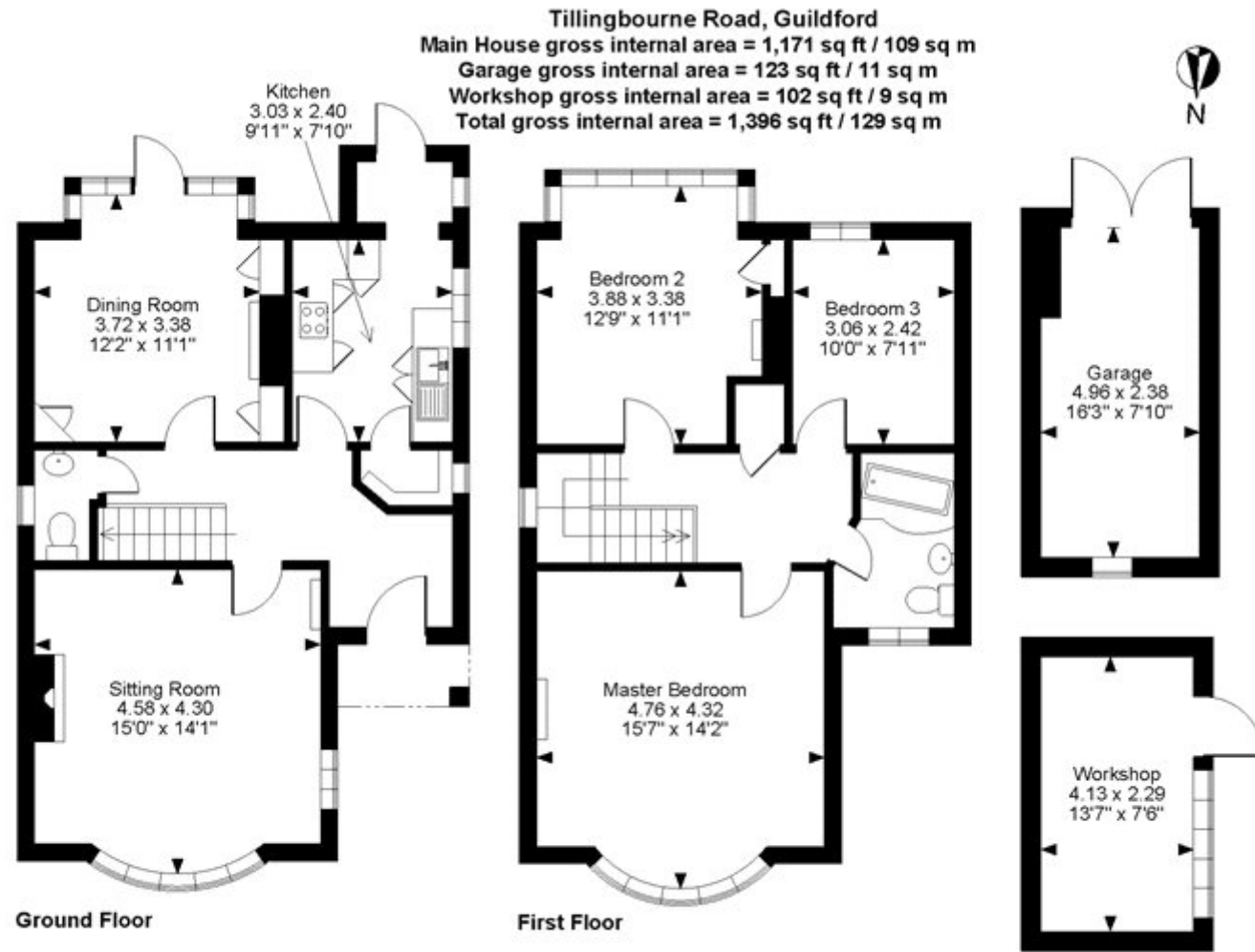
Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.





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 The position & size of doors, windows, appliances and other features are approximate only.
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FLOORPLANS

Gross internal area: 1396 sq ft,

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20180503CHDV

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