



A PRETTY TWO BEDROOM COTTAGE IN A RURAL SETTING WITH VIEWS ACROSS OPEN COUNTRYSIDE

UPPER IFOLD, DUNSFOLD, GODALMING, SURREY, GU8

Unfurnished – £1,950 pcm + fees and other charges apply.*

Available from 18/06/2019



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£1,950 pcm – Unfurnished

• 2 double bedrooms • 1 bathroom • Living room
• Private garden • Detached double garage • Quiet setting • EPC Rating = D • Council Tax = F

Description

Situated behind electric gates is this delightful cottage, with surrounding garden and detached double garage. On the ground floor you'll find the triple aspect reception room with feature fireplace and French doors opening onto a patio and the rear garden. There is a separate fully fitted kitchen, separate dining room/study and guest WC. On the first floor there are two double bedrooms and a family bathroom with shower above bath.

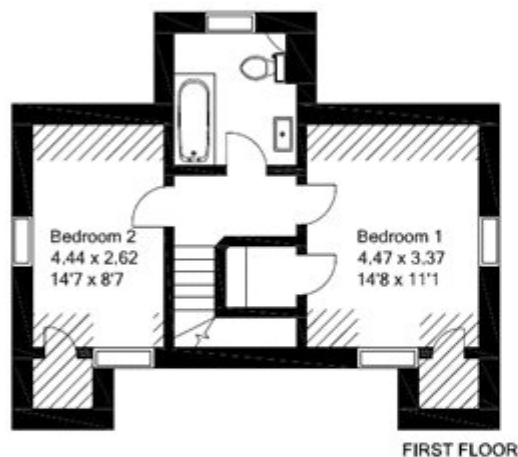
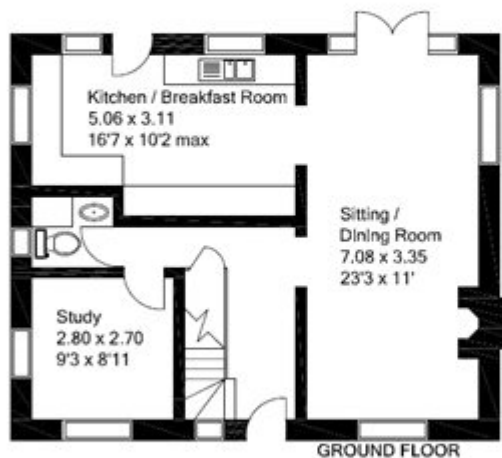
Energy Performance

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

Viewing

Strictly by appointment with Savills.





Approximate Gross Internal Area:
109 sq m / 1173 sq ft

*This drawing is in accordance with
PMA guidelines. It is not to scale and
is for illustration purposes only. 2012*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190531SMAL

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