



Key Features:

- SPACIOUS ACCOMMODATION
- FOUR BEDROOMS
- FAMILY BATHROOM
- SEPARATE SHOWER ROOM
- LOUNGE WITH OPEN FIREPLACE
- DINING ROOM
- STUDY OR GUEST ROOM
- PLENTY OF STORAGE
- KITCHEN WITH WHITE GOODS
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- ENCLOSED GARDENS
- GARAGE

Floorplan



Information for tenants:

Tenant Referencing Fee £200.00 including VAT per tenant

Tenant Check-in fee £180.00 including VAT

Tenancy Deposit £2775.00 (equivalent to a month and half of the rent)

Waverley Borough Council Tax Band G

Energy Efficiency Rating

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. The full Energy Performance Certificate for this property is available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



We're straight talking, open and honest so you'll always know where you stand.



Rent:

£1,850 per month

Property Details:

The Vicarage, 12 Badshot Lea Road, Badshot Lea, Farnham, Surrey, GU9 9LD

The Vicarage is a delightful and very spacious detached house with a fully enclosed garden, garage and driveway parking. Situated adjacent to St Georges Church in the heart of Badshot Lea, close to the local recreation area, schools, Sainsburys supermarket and good access to Farnham Aldershot and Guildford.

Available immediately.

Call us on 01252 715444 or visit www.castles.co.uk

For further information or to arrange an appointment, get in touch:

Call us 01252 715444
Email us farnhamlettings@castles.co.uk
Find us 7 South Street, Farnham, GU9 7QU
Visit www.castles.co.uk

Whilst we endeavour to make our particulars accurate and reliable, if there is any point which is of particular importance, please contact the office where we can check the information for you. We also recommend that prior to the signing of a contract purchasers should themselves check by inspection or otherwise the accuracy of these particulars. We would also like applicants to note that neither services nor appliances have been tested by Castles.