



ESTATE AGENTS



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70 Weydon Hill Road, Farnham, Surrey, GU9 8NY

£2,000 per month

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This three bedroom semi-detached home is located within a mile of Farnham train station as well as several local schools.

Leading into the property is the entrance hallway, front reception room with bay window, second reception room leading through to kitchen, kitchen with appliances, utility room and cloakroom.

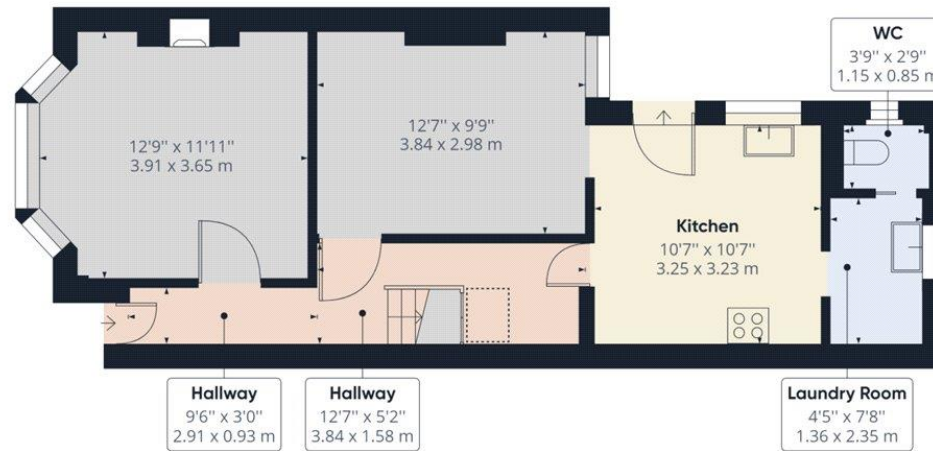
To the second floor are three good sized bedrooms with fitted wardrobes. The master bedroom is light and spacious measuring 13 ft wide with a large bay window. The three piece bathroom with shower over bath completes the upstairs accommodation.

There is off street parking for one car on the driveway and to the rear is a good sized garden extending quite far behind the property where a double garage is found. The vehicle access to the garage is down an unmade road accessed via neighbouring roads.

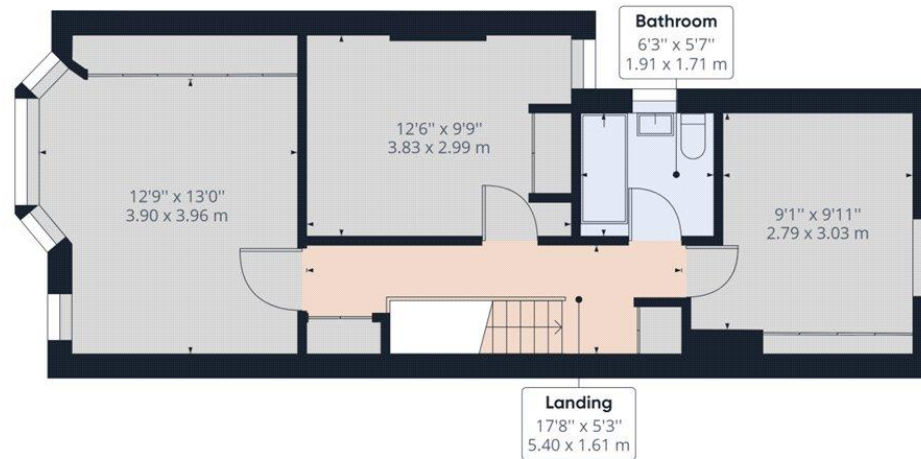
- Three good sized bedrooms
- Two reception rooms
- Kitchen/ utility room
- Cloakroom
- Garden
- Double garage
- Within one mile of train station
- Council tax band D
- Initial 12 month term
- EPC D



Floorplan



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1064.12 ft²

98.86 m²

Reduced headroom

14.88 ft²

1.38 m²

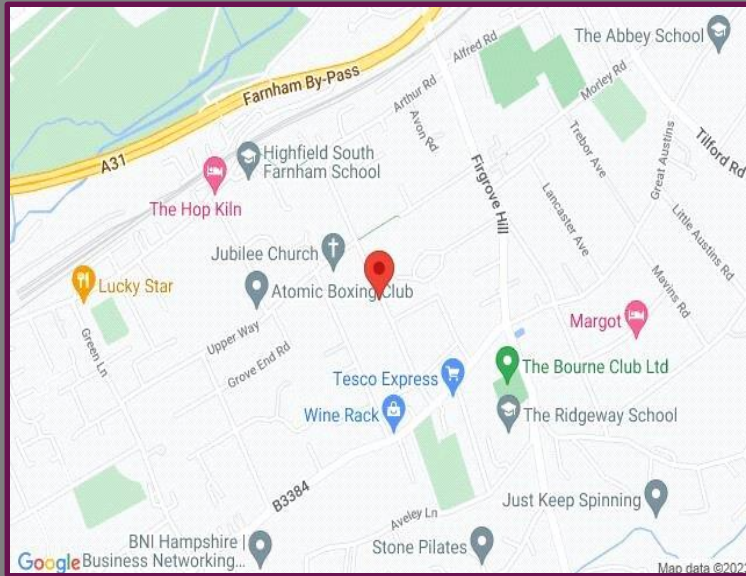
(1) Excluding balconies and terraces

⌈⌋ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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