

Falkland Road, Dorking, RH4 3AD

£1,500 PCM









- AVAILABLE NOVEMBER 2026
- TWO BEDROOM TERRACED HOUSE
- MODERN FIXTURES AND FITTINGS
- KITCHEN WITH APPLIANCES
- UNFURNISHED
- OFF STREET PARKING FOR ONE CAR
- A SHORT WALK OF THE TOWN CENTRE
- QUIET COURTYARD LOCATION

Description

LOUNGE/DINER:
Open plan living space with access to the kitchen and under stairs storage.

KITCHEN:
Modern fitted kitchen with a range of integrated appliances.

BEDROOM ONE:
Double room with high ceilings.

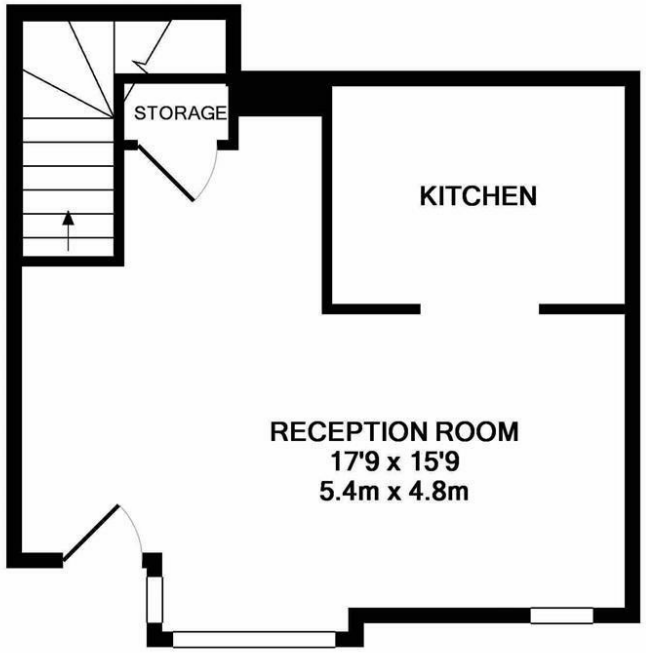
BEDROOM TWO:
Single bedroom.

BATHROOM:
Modern bathroom suite with shower over the bath, w/c, towel rail and wash hand basin.

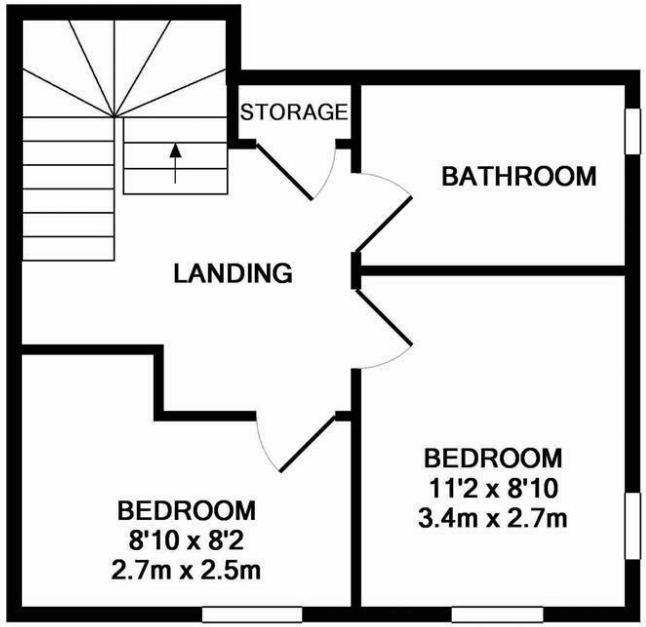
OUTSIDE:
Communal courtyard setting with one off street parking space.

EPC	D
Council Tax Band	D





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable.** Please further note that until this initial amount is paid the property may continue to be offered for rental.

References

We use the referencing company, Rightmove Referencing. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.

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