



**TWO DOUBLE BEDROOMS
15' LOUNGE
GARAGE + PARKING SPACE**

**DOWN STAIRS CLOAKROOM
UPSTAIRS FAMILY BATHROOM
32' REAR GARDEN**

OFFERED: UNFURNISHED

AVAILABLE: 11/8/2023

Christies Residential are pleased to offer for let this modern 2 double bedroom terraced house situated in a select development located close to Tadworth village shops and station.

**Willowbank Gardens, Tadworth,
Surrey, KT20 5DS**

Rental: £ 1,500 PCM

Gas Central Heating Via Radiators

Entrance Hall

Via covered porch. Wood floor.

Cloakroom

Matching wash hand basin & low level WC.

Fitted Kitchen

11' 7" X 7' 3" (3.55m X 2.21m)

Double glazed window, Range of wall & base units with inset 1 & 1/2 sink unit. Built in electric oven and gas hob with extractor hood. Integrated dishwasher, fridge/freezer and washing machine. Wall mounted gas central heating boiler, Tiled floor.

Lounge

14' 11" X 13' 3" (4.57m X 4.06m)

Double glazed patio doors to rear garden, large under stairs cupboard, wood floor.

First Floor Landing

Access to loft.

Bedroom 1

11' 5" X 11' 3" (3.50m X 3.45m)

Double glazed window, . Range of fitted wardrobes to one wall. ,Airing cupboard.

Bedroom 2

10' 9" X 8' 11" (3.30m X 2.74m)

Double glazed window. Range of fitted wardrobes to one wall.

Family Bathroom

7' 3" X 6' 0" (2.23m X 1.85m)

Matching white suite comprising panel enclosed bath with mixer shower and fitted screen, pedestal wash hand basin and low level WC. Part tiled walls.

OUTSIDE

Front Garden

lawned with flower borders. Storage cupboard.

Garage In Block

Garage in block at rear.

Parking Space

To front of garage

Rear Garden

Patio with mature shrubs and bushes. Rear gate.

COUNCIL TAX

Tax Band 'E' Reigate & Banstead

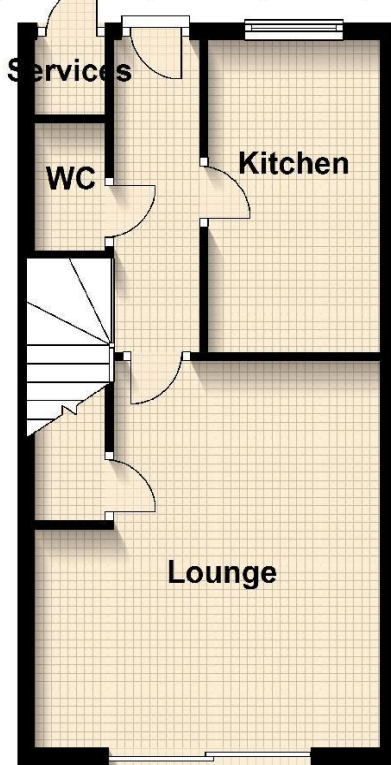


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A	92
B	
C	71
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



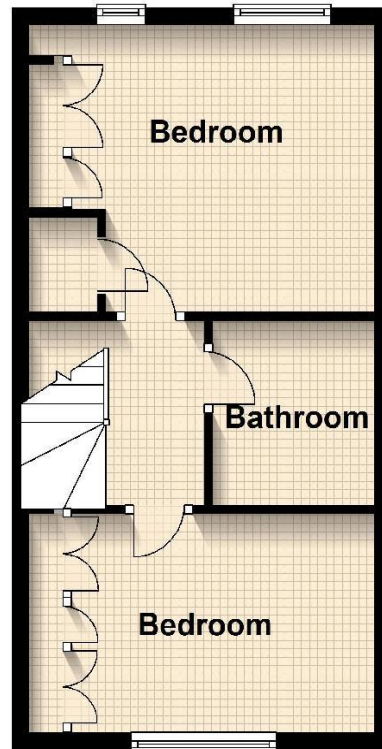
Ground Floor

Approx. 27.1 sq. metres (292.2 sq. feet)



First Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 60.2 sq. metres (648.0 sq. feet)

IMPORTANT NOTES - PLEASE READ These particulars are for guidance only and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose and the mention of any appliances and services within these details does not imply that they are in full and efficient working order. Please ask for clarification on any point that may concern you and check the availability of this property before travelling any distance to view and please advise us if you cannot make an appointment or if you are now suited or if your requirements have altered in any way. Council Tax and utility accounts will be the responsibility of the tenant, unless stated otherwise including: water/sewerage, gas, electric, telephone, broadband, television licence, installation of cable/satellite (if permitted and applicable) and any subscription to cable/satellite provider.



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TENANT FEES SCHEDULE



NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

www.christiesresidential.co.uk

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.
To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

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INDEPENDENT REDRESS:

www.theprs.co.uk

PRS Property
Redress
Scheme