

TO LET



PORTSMOUTH ROAD, COBHAM VILLAGE
£2,400 PCM



PORTSMOUTH ROAD COBHAM VILLAGE

A CHARMING, WELL-MAINTAINED TERRACED COTTAGE WITH CHARACTER AND OPEN-PLAN LIVING IN A PRIME VILLAGE LOCATION

Charming, terraced cottage located in the vibrant village of Cobham. Showcasing beautiful details such as an original open fireplace and oak wood flooring, open-plan layout with French doors leading to a decked garden. Upstairs has two double bedrooms, a third bedroom/study, and a stylish shower room. Gardens front and back. Residents permit parking.

- 2/3 Bedrooms and Shower Room
- Close Proximity to Excellent Schools
- Close To Mainline Railway Stations and Transport Links
- Fully-fitted Country-style Kitchen
- Open-plan Living And Dining Area With Wood Floors and Original Fireplace
- Well-presented Terraced Cottage with Rear Decked Garden
- EPC - C • Council Tax - D
- Deposit (5 Weeks Rent) - £2769
- Holding Deposit (1 Weeks Rent) - £553



OUTSIDE

FRONT ELEVATION

GROUND FLOOR

LIVING/DINING AREA 24'7" × 13'5" (7.50m × 4.10m)

KITCHEN 14'9" × 6'11" (4.50m × 2.10m)

FIRST FLOOR

BEDROOM 1 13'5" × 11'2" (4.10m × 3.40m)

BEDROOM 2 10'6" × 7'3" (3.20m × 2.20m)

BEDROOM 3 8'10" × 6'11" (2.70m × 2.10m)

SHOWER ROOM

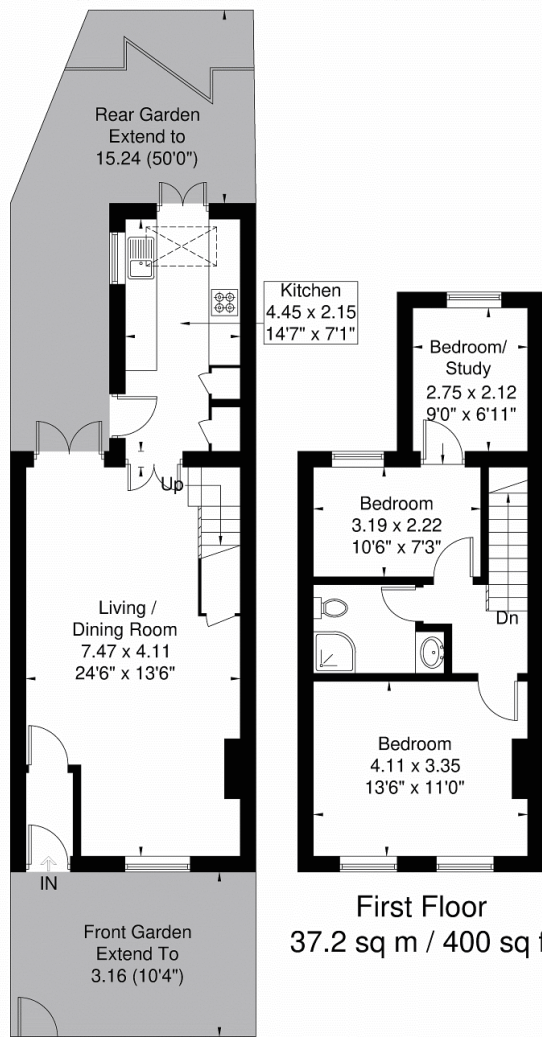
OUTSIDE

REAR GARDEN



Portsmouth Road KT11

Approximate Gross Internal Area = 78.2 sq m / 841 sq ft



Ground Floor
41 sq m / 441 sq ft

First Floor
37.2 sq m / 400 sq ft



www.epc.uk.com info@epc.uk.com

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

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Further information on Deposit and Administration Fees available at www.hugginsedwards.co.uk/rental_information

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LEATHERHEAD LETTINGS OFFICE
3 BRIDGE STREET, LEATHERHEAD, KT22 8BL

01372 455244
info@hesresidential.co.uk

Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		86
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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