

Wills & Smerdon



4 Lucas Cottages Send, Surrey GU23 7ED **£1,350 PCM Unfurnished**

We are delighted to offer for let this attractive and well presented cottage in the heart of Send Village. The property has been carefully refurbished by the current owner and is presented in immaculate order. The accommodation comprises: living room with tiled floor and rustic working fireplace, coats cupboard and door to the garden; open plan to kitchen with Miele and Bosch appliances; stunning glass and oak staircase to first floor; two bedrooms with fitted wardrobes; lovely bathroom with shower over the bath and storage; gas fired central heating; pretty paved garden; driveway. EPC rating D/67. Guildford Borough Council Band C. PETS BY NEGOTIATION.

- Character cottage
- Two bedrooms
- Village location
- Working fireplace
- Pretty garden
- Available 10th August

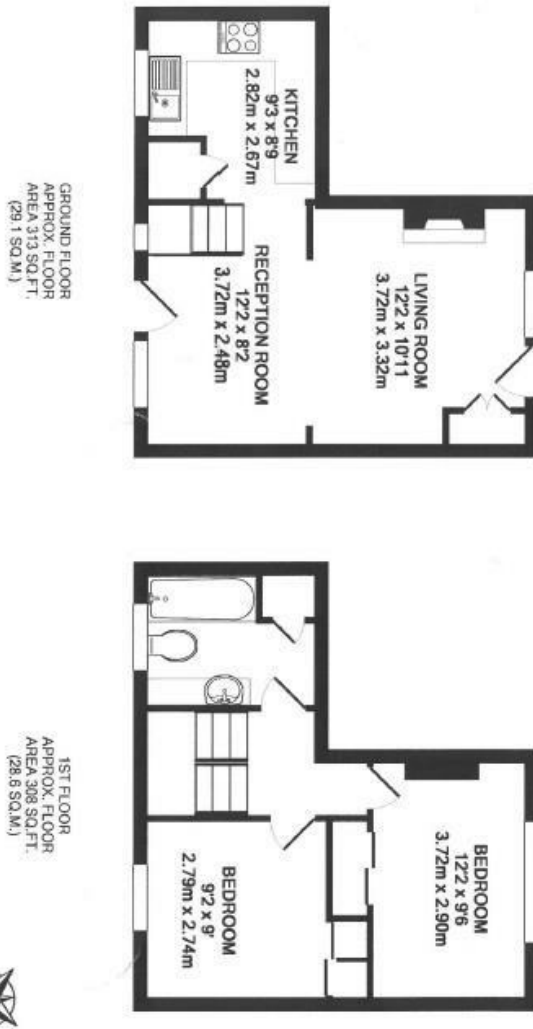
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Tannery Lane, Ripley

INTERNAL FLOOR AREA (APPROX.) 621 sq ft/ 57.7 sq m



Whilst every attempt has been made to ensure the accuracy of this floor plan, no measurement is guaranteed. The measurements are for information only and no responsibility is taken for any error, omission or mis-statement. Made with Metrepack © 2016.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

WHAT NEXT?

For further information on the renting process please see our Step by Step guide on our website: www.willsandsmerdon.co.uk

Important note to applicants: We endeavour to make our rental particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective tenants only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.

