



The Green  
Godalming, Surrey GU8 4NB  
£1,150 PCM



SURREYESTATES  
LETTINGS



Stunning 2 bedroom bungalow suitable for a Professional couple offering outstanding views and modern accommodation. Set in a gated development this property has a good size open plan kitchen, dining and living areas, two good size bedrooms and a modern bathroom. The Property is not suitable for children or pets. The rent is inclusive of the Utilities (Gas, Electric and Water)





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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#### IMPORTANT NOTE TO TENANTS:

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Prospective tenants will be asked to produce identification documentation during the referencing process and in order to get the agreement of a tenancy moving efficiently we ask for your cooperation with this. All measurements have been taken as a guide to prospective tenants only and are not precise. Prospective tenants should make enquiries with us regarding details of the property, i.e. in terms of furnishings to be included/excluded, parking facilities, appliances included/excluded. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. Before the agreement of a tenancy the condition, contents and any additional enquiries will need to be discussed and set out in both the tenancy agreement and inventory. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

