



3 Waverley Road

Weybridge, KT13 8UT

Freehold subject to Secured Registered Rent Tenancy

840 sq ft

(78.04 sq m)

- Freehold residential property subject to secured registered rent tenancy producing an income of £11,492 per annum
- Situated in the popular and affluent Surrey Town of Weybridge
- Character terrace property

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Summary

Available Size	840 sq ft
Price	Offers in excess of £325,000
Business Rates	Upon Enquiry
EPC Rating	E (39)

Location

Waverley Road is primarily a residential location and there are a mix of property types in the area from compact terrace housing to a number of flats with the road leading to a larger private estate behind. Adjacent to the terrace of properties fronting Heath Road there is a public house which has recently undergone substantial refurbishment. There is no parking with the property however parking can be provided to the front of the house.

The property is close to Weybridge town centre with a range of amenities including shops, supermarkets and restaurants all within walking distance by road or within walking distance. Weybridge itself is a popular and affluent residential location served by a number of schools. It benefits from being approximately 3 miles from Junction 11 of the M25 and Weybridge railway station is within close proximity and provides a frequent and direct service to London Waterloo.

Description

The property comprises a mid terrace two storey cottage built in 1881. It has not been extended from the original layout although the rear bedroom has been converted to create a bathroom and the small external outbuilding storage now creates an internal utility space.

The property comprises an entrance way, front reception room, rear reception room, kitchen and utility room with the kitchen leading to a rear garden/courtyard area with small external store. The first floor comprises of a front bedroom, rear central bedroom which leads through to a bathroom.

Main services of gas, water, electricity and drainage appear to be connected. The fenestration and doors are uPVC double glazed. The property does not have any central heating system and is reliant on gas fires to the reception rooms, portable appliances and a instantaneous water heater in the kitchen.

Accommodation

The accommodation comprises of the following:-

Name	Sq ft	Sq m
Ground - Front Room	108	10.03
Ground - Rear Room	142	13.19
Ground - Kitchen	77	7.15
Ground - Utility Room	19	1.77
Ground - Entrance Hall & Staircase	-	-
1st - Front Bedroom	142	13.19
1st - Rear Centre Bedroom	142	13.19
1st - Bathroom	73	6.78
1st - Landing	-	-
Total	703	65.50



Viewing & Further Information

Katie Hemblade
01932 823610 | 07741 852157
khemblade@curchodandco.com

More properties @ curchodandco.com

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Council Tax

Band E

Elmbridge Borough Council

Legal Costs/VAT

Each party will be responsible for the payment of their own legal and professional costs incurred in the sale. The property is not elected for VAT.

