



Tanner Crescent Horley RH6 8NP

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JAMES DEAN
ESTATE AGENTS

JamesDean and pleased to bring to the market this very well presented three double bedroom detached home in Tanner Crescent.

Situated in a very quiet crescent this lovely home briefly comprises: Three double bedrooms, two bathrooms, downstairs WC, good size lounge, large open plan kitchen / diner and large garden.

Other benefits include a garage with of road parking to the front and solar



panels.

Average monthly bills for the property are around £80 gas and £53 electricity for a family of four.

Five-week security deposit: £2,538.46

EPC Rating: B

Council Tax band: E - Reigate & Banstead - £3,060.45

Twelve-month tenancy with a six month break clause

Household income: £66,000 pa

Parking arrangements: Garage

Furnishings: Unfurnished

£2,200 Per Calendar Month



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Floor plan



Tanner Crescent, RH6
Approx. Gross Internal Floor Area 1160 sq. ft / 107.76 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	86	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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 

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £2,200 Per Calendar Month

Security Deposit: £2,538

Any questions please call your local branch.



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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.