

# TERRA COTTA

Independent Estate Agents

Folly Hill, Birtley Green, Bramley, Surrey GU5 0LE



A particularly spacious & well presented 4 double bed, 4 reception room detached family home with a good size garden & off-street parking located within circa 1 mile of Bramley village. Accommodation comprises a 22ft dual aspect sitting room with feature log burner & double doors leading out to a large conservatory with further double doors to the garden. This leads through to a family room/games room & an extensive & very well fitted kitchen with granite worktops, fitted oven with gas hob over, a butler sink & integrated dishwasher. This in turn leads through to a dining room with an L-shaped bench set into the corner with matching table & chairs & a freestanding Aga. There is also a well equipped utility room off the kitchen, with storage, a sink, space for coats & boots & door to side garden, & provides access to a wc. Upstairs offers a large master bedroom with extensive dressing room & ensuite bathroom with bath & separate shower cubicle, 3 further double bedrooms with fitted wardrobes & a family bathroom with bath & separate shower cubicle. There's a good size garden with summerhouse & shed, & off-street parking for 2-3 cars. Must be seen !

## Directions :

From Bramley High Street, proceed on the A281 away from Guildford, towards Horsham. Follow the road for circa 1 mile, past Birtley House Nursing Home on your right, turning left immediately after the small post box on your left onto the small track, continue to the left of "The Old House", follow the track round to the right where you will find a parking bay on your right for Folly Hill & a gate leading through the rear garden to the door.

**Price £3,250 pcm Mainly Unfurnished**

**Terra Cotta (Estate Agents) Ltd**

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**Please call 01483 205150 to arrange a viewing**



**COUNCIL TAX BAND - G**

**WHAT ARE THE COSTS IF I WANT TO PROCEED ?**

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total)  
On Start Date : £1500 Rent

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

Whilst every care has been taken in preparing these particulars, details have been provided by the Landlord/Head Agent. Terra Cotta cannot be held responsible for any misstatement, error or omission.