

TERRA COTTA

Independent Estate Agents

Yard House, 37 Station Road, Gomshall, Surrey GU5 9LQ



A spacious & well presented contemporary house situated in the heart of Gomshall village, offering ground floor accommodation comprising a good size sitting room with wood burning stove & solid wood flooring open plan to study, well fitted kitchen with integrated fridge/freezer, dishwasher & washer/dryer & wc. A few stairs up provides access to a further reception room/3rd bedroom with paddle steps up to a mezzanine level (with limited head height). The 1st floor boasts a good size double bedroom with double doors leading out to the raised garden, fitted wardrobes & ladder access to a loft room with velux window & an ensuite shower room. There is also a 2nd large double bedroom with extensive wardrobes, & a family bathroom with bath & wall mounted shower & landing offering further storage. Outside, the property benefits from off-street parking for 2 cars to the front, a courtyard garden with secure storage adjacent to the study, & steps then lead up to a lawned garden. Situated within a short stroll of local shops, pubs, cafe & Gomshall station, providing easy access to an excellent selection of schools, country walks, bike rides, Shere village, Guildford, Dorking & Cranleigh.

Directions :

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Turn right in the Dorking direction, where you will find Yard House on your left, shortly after the petrol station & just before Colekitchen Lane.

Price £2,150 pcm Unfurnished

Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House,
Middle Street, Shere, Surrey GU5 9HF

Tel: 01483 205150 – Registered No: 03516147



Please call 01483 205150 to arrange a viewing

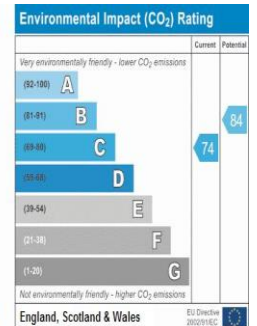
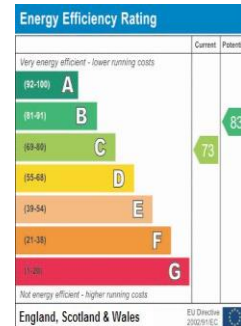


COUNCIL TAX BAND - F

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



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.