

# TERRA COTTA

Independent Estate Agents

9 Orchard Road, Shere, Surrey GU5 9HU



A very well presented 3 bed house situated in a quiet cul-de-sac in the heart of Shere village. Accommodation comprises a large dual aspect reception room with double doors to patio & garden open plan to a well fitted kitchen with dishwasher & washer/dryer & downstairs wc. Upstairs offers 2 good size double bedrooms with fitted wardrobes, 3rd single bedroom/study & a well fitted family bathroom with bath & wall mounted shower. To the front of the property there is an area of off-street parking for 2 cars, & the rear garden boasts a good size patio which leads to an area mainly laid to lawn with attractive flower borders, trees & shrubs as well as a wooden shed. Situated in a very peaceful location yet within approx. 1/4 mile of Shere village, with its excellent selection of shops, pubs, schools, doctor's surgery, public swimming pool, tennis club etc. Ideal for a long term tenant who is looking for a peaceful quiet location.

## Directions :

From our office in Shere, proceed along Middle Street away from the A25, turning right just after the bridge & stream into Lower Street. Take the 1st left into Orchard Road, bear right at the end where you will find No. 9 on your right.

**Price £2,000 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 - E

#### 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.