

# TERRA COTTA

Independent Estate Agents

54 Stoke Road, Cobham, Surrey KT11 3BJ



A spacious & very well presented 3 bed, 3 bath detached property with garage & good size garden, located within walking distance of Cobham mainline station. Ground floor accommodation comprises a large reception room with sitting & dining areas & feature fireplace, doors to an extensive conservatory providing access to the garden, study, well fitted kitchen, separate utility room & wc. Upstairs offers a master bedroom with fitted wardrobes, arch to separate dressing room & ensuite bathroom, a 2nd double bedroom with fitted wardrobes and large ensuite shower room, a generous single bedroom & family bathroom. To the front, a driveway provides off-street parking for 2-3 cars & leads to a garage. To the rear, a patio area leads to a private, lawned garden. The property benefits from double glazing throughout, will be newly redecorated. Located within a short walk of local shops, a pub & Cobham mainline station, within circa 1/2 mile of Cobham village, so providing easy access to sought after schools (including the ACS) & the A3.

## Directions :

From Cobham High Street, proceed away from the A3 towards the river & on to the Stoke Road. Continue for just under a mile, where you will find Number 54 as the 2nd last house on the right before the Old Plough pub, just before the turning to the station.

**Price £3,600 pcm Unfurnished**

**Terra Cotta (Estate Agents) Ltd**

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



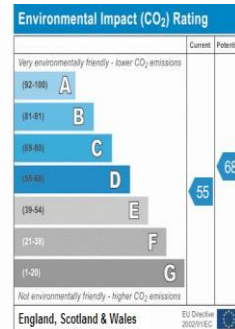
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**WHAT ARE THE COSTS IF I WANT TO PROCEED ?**

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.