

TERRA COTTA

Independent Estate Agents

2 The Square, Shere, Surrey GU5 9HG



A superbly presented 3 bedroom character cottage with an attractive garden leading down to the stream, located in the heart of this sought after village. Ground floor accommodation comprises a sitting room/dining area with 2 feature fireplaces, under stairs storage cupboards & a wc. Double doors lead through to a very well fitted kitchen with Quartz work tops. There is also a butler sink, fitted oven with electric hob, extractor hood, glazed panels to the roof to one side & a door leading to the rear garden. The 1st floor offers a good size double bedroom with fitted wardrobes, a single bedroom with fitted wardrobes & a large well fitted shower room with double wet room style shower cubicle, wc & basin. A further staircase leads up to a good size double bedroom set slightly into the eaves with an ensuite wc & basin & an extensive eaves storage cupboard. The attractive rear garden boasts a good sized paved area with space for table & chairs & is then mainly laid to lawn with a further paved area & shed to the rear. A gate provides access to a small decked area overhanging the Tillingbourne stream. The property offers many original character features & is located within a short walk of the extensive facilities that Shere village offers. Must be seen !

Directions :

From our office in Shere, proceed away from the A25, over the small bridge & stream, turning left immediately after into The Square, where you will find number 2 on your left, just before Hillys cafe.

Price £2,600 pcm Part-Furnished (top floor bed only)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 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.