

# TERRA COTTA

Independent Estate Agents

**The Flat Eborum, Willow Walk, Shere, Surrey GU5 9HY**



A refurbished 2 double bed top floor flat located in a very quiet and peaceful private lane within the very sought after village of Shere. The property benefits from its own front door located to the side of the main house. Accommodation comprises an entrance hall with washing machine, tumble dryer & freezer, stairs lead up to a good size sitting room open plan to dining area with a large picture window overlooking Shere village & fields, a well fitted kitchen with electric hob, oven & fridge, 2 double bedrooms & a recently fitted shower room with shower cubicle, basin, wc & heated towel rail. The property benefits from a recently fitted boiler, solid oak flooring & superb views. Outside there are 2 off-street parking spaces (located just opposite the property). Situated within a short walk of central Shere (near the village stream), with it's excellent range of shops, pubs, restaurants etc. & providing easy access to the A25, Guildford & Dorking. Sorry, no pets, children, vans or motorbikes. Applicants must be dog friendly.

## Directions :

From our office in Middle Street, Shere, proceed away from the T-junction & A25, turning right just before the White Horse pub into Lower Street. Turn second left (just before the ford) into Willow Walk where you will find Eborum on your left after approx. 50 yards. Parking for the flat is just before Eborum on your right.

**Price £1,500 pcm Unfurnished to include water**

**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**



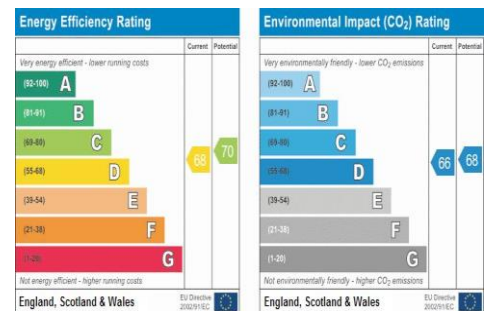
**COUNCIL TAX BAND - C**

### 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.