

TERRA COTTA

Independent Estate Agents

Gillmont, Peaslake Lane, Peaslake, Surrey GU5 9RJ



A newly constructed & very spacious 4-5 bedroom, 3 bath detached family home built to an exceptionally high specification, offering extensive parking & a good size garden with views over fields in the heart of Peaslake village. Accommodation includes a good size sitting room, a study, utility room with a Miele washing machine & a very spacious & superbly fitted kitchen with stone work tops, island with breakfast bar, fully integrated appliances to include a Bora hob & Siemens oven & fridge/freezer & an instant hot water tap. This is all open plan to a large family area, with bi-fold doors leading out to the patio & rear garden. The 1st floor offers a large master bedroom with an ensuite bathroom with bath & wet room style shower, 2 further double bedrooms & a family bathroom with bath & wall mounted shower. The 2nd floor offers a 4th double bedroom with separate seating area, a dressing room/5th bedroom & a shower room. There is underfloor heating throughout & an alarm system. To the front of the property, electric gates lead to an area of off-street parking & electric charging point & to the rear is a large patio with steps up to a lawned rear garden with views over fields beyond.

Directions :

From our office in Shere, head south (away from the A25) on Middle Street, past the pubs & into Shere Lane. At the top of the hill continue over the railway bridge then immediately left into Hook Lane. Continue straight on into Burrows Cross then Pursers Lane towards Peaslake village. Once the road becomes Peaslake Lane, you will see Peaslake garage on your left. You will find Gillmont opposite the garage on your right - the right hand new build.

Price £7,500 pcm Unfurnished

Terra Cotta (Estate Agents) Ltd

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Please call 01483 205150 to arrange a viewing



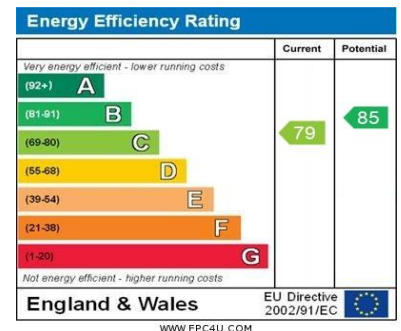
COUNCIL TAX BAND - TBC

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.

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www.terracotta.co.uk