

# TERRA COTTA

Independent Estate Agents

**Flat 1 Efford, Willow Walk, Shere, Surrey GU5 9HY**



A superbly located & completely refurbished 2 double bedroom ground floor flat with a good size private garden & off-street parking situated towards the end of a quiet cul de sac in the heart of the sought after village of Shere. Accommodation comprises a large sitting room open plan to dining area with feature fireplace, storage cupboards & double doors providing access to the garden. This is all open plan to a superbly fitted kitchen/breakfast room with a good range of fitted units to include integrated appliances, a freestanding Range & a central island with breakfast bar, complemented by Quartz worktops, fitted shelves & a lovely area for a window seat. There is also a large double bedroom with feature fireplace & freestanding wardrobe, a 2nd double bedroom with storage cupboard (housing the boiler) & a newly fitted shower room with shower cubicle, wc & basin. The property benefits from a high specification throughout to include solid wood flooring with under floor heating. Outside there is a large paved patio to the rear of the property, the rest of the garden is then mainly laid to lawn with flower borders, all fully enclosed by attractive fencing. A gate provides access to the driveway to the side, with off-street parking to the front (adjacent to the fence) for 2 cars. Situated in a very quiet, rural & desirable location with direct access to stunning walks, within a few minutes walk of the centre of Shere.

## Directions :

From our office in Shere continue along Middle Street away from the A25, turning right immediately after the stream & before the White Horse pub into Lower Street. Turn second left (just before the ford) into Willow Walk where you will find Efford towards the end on your left after approx. 75 yards.

**Price £2,200 pcm Unfurnished to include a gardener and broadband**

**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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	75
(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.

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