



**East View, Goose Green,
Gomshall, Surrey GU5 9LL
Price £2,500 pcm Unfurnished**

TERRA COTTA

Independent Estate Agents

PROPERTY DESCRIPTION

A very well presented 3 double bedroom end terraced property with off-street parking & good sized front & rear gardens, located in a popular road in the heart of Gomshall village. Ground floor accommodation comprises a good size reception room with wood-effect flooring & bi-fold doors leading out to decked area & the rear garden, a well fitted kitchen with fitted oven, gas hob, larder cupboard & large fridge/freezer, a newly fitted downstairs bathroom with bath & wall mounted shower, wc & basin, a utility area/boiler cupboard & further storage. Upstairs offers 3 double bedrooms, one of which is a very large double. The property also benefits from a good size fenced front garden & off-street parking for 3 cars & the rear garden has a decked area to the rear of the property & is then mainly laid to lawn with flower borders & a shed to the rear. Situated in a sought after residential road within a short walk of Gomshall's pubs, supermarket, shops & station & within 1 mile of Shere village with a Doctors surgery, local schools, a larger supermarket as well as many other local cafes, pubs, restaurants. Easy access to the A25, Guildford, Dorking & Cranleigh & to numerous walks, bike rides etc.

DIRECTIONS

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Turn right in the Dorking direction, taking the 2nd turning on the right adjacent to the Gomshall Mill into Goose Green. Continue past the recreation field on your right for another 50 yards, where you will find East View on your right.

Council Tax - Band E £3,197.51 per annum (2026-27)

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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Terra Cotta (Estate Agents) Ltd

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Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm