The Garden Cottage, Cherry Trees, Gomshall Lane,
Shere, Surrey GU5 9HE
Price £1,650 pcm Fully Furnished

TERRA COTTA
Independent Estate Agents

PROPERTY DESCRIPTION

A spacious & well presented 1 bedroom detached annexe set well back from the road, to the rear of a central village property. The property benefits from accommodation comprising an entrance hall, a large sitting room/dining area with French doors leading out to a courtyard garden, this is also open plan to a well fitted kitchen area with oven, gas hob, fridge/freezer & washing machine. There is also a good size double bedroom with space for study, a well fitted shower room & off-street parking for one car. Situated within a short walk of Shere village with its excellent range of shops, pubs and restaurants.

DIRECTIONS

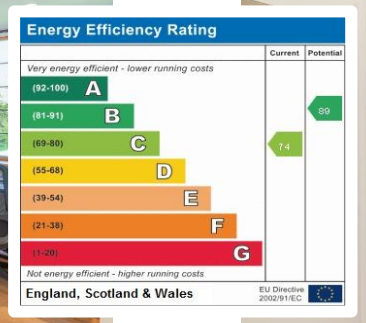
From our office in Shere, proceed away from the stream towards the A25. Turn right at the T-junction onto Gomshall Lane, where you will find The Garden Cottage after circa 100 yards on your left, set behind "Cherry Trees" just before the frame shop & Kinghams restaurant on your left, & opposite Shere infants school on your

COUNCIL TAX : BAND A £1744.10 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
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
89
England, Scotland & Wales
EU Directive 2002/91/EC

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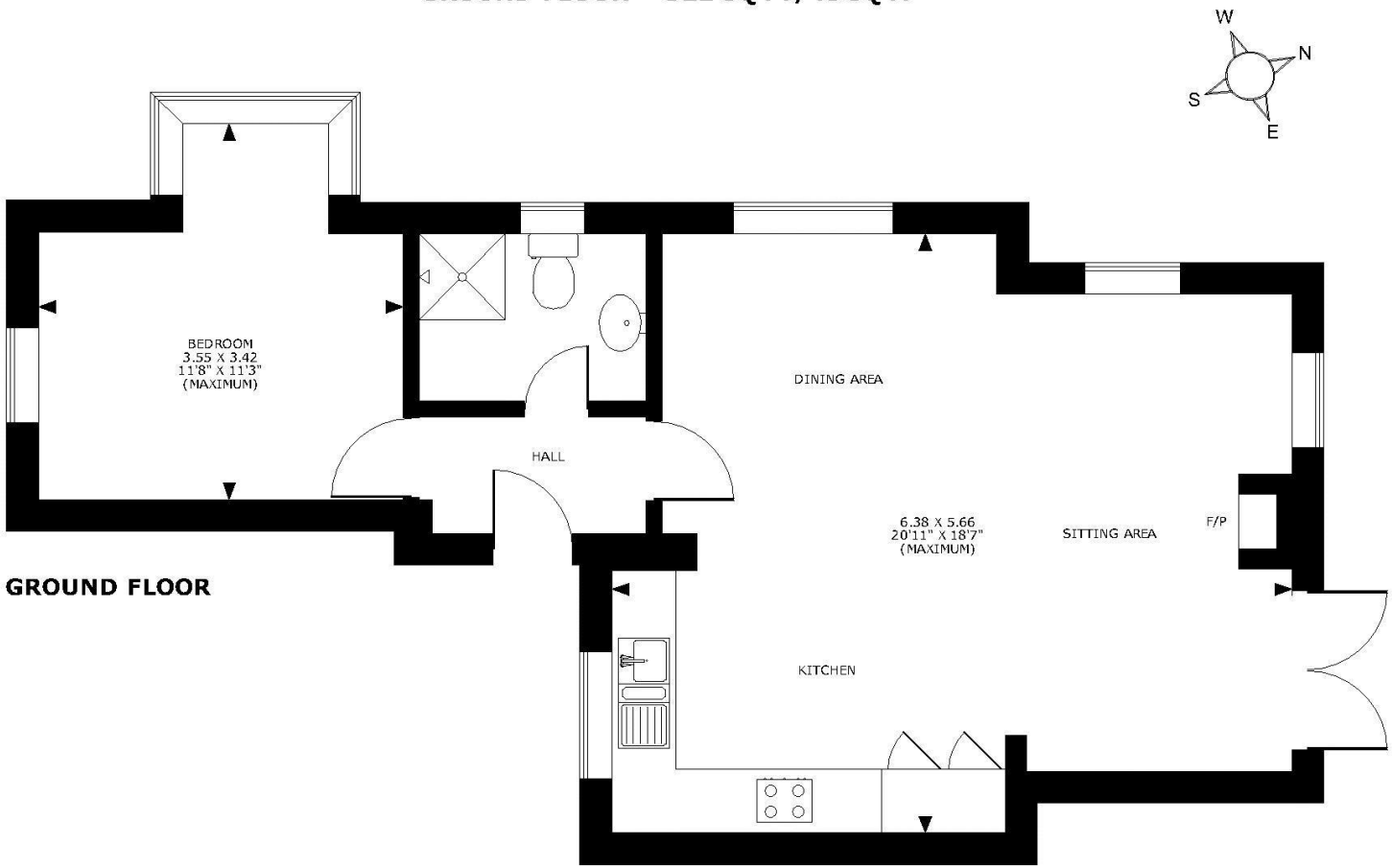
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 522 SQ FT/48 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Terra Cotta (Estate Agents) Ltd
Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150 – Registered No: 03516147

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