



Peppiatt Close Horley RH6 9FR

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEAN**  
ESTATE AGENTS

JamesDean bring to the market this three-bedroom semi-detached home on The Acres.

Set within a very quiet close and within walking distance to the local playground and woodland walk, this well presented family home briefly offers: an entrance hall with downstairs WC, good size lounge with feature bay windows, large kitchen with plenty of work surfaces which also includes integrated dishwasher, washing machine / dryer and six ring hob. Patio doors lead out to an easy to maintain patio garden.

Upstairs hosts a family bathroom with shower over the bath, two double bedrooms, one with en-suite shower and a third single bedroom.



Other benefits include off road parking spaces for two cars.

Five-week security deposit: £2,423.07

EPC Rating: C

Council Tax band: D - Reigate & Banstead.

Twelve-month tenancy with a six month break clause.

Household income: £63,500 pa.

Parking arrangements: Off road for two cars.

Furnishings: Unfurnished.

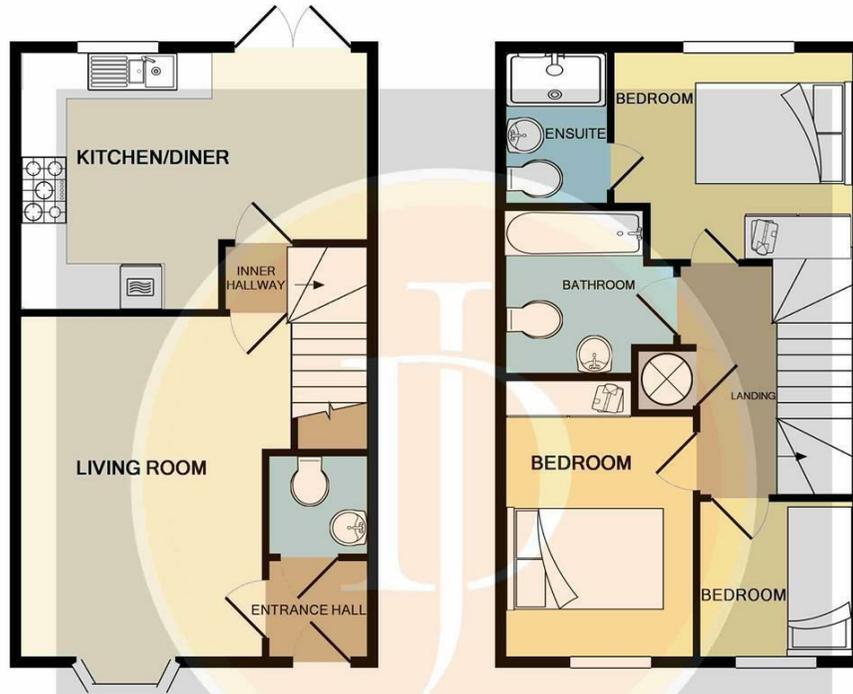
**PLEASE BE AWARE:** Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed in writing at point of offer and will not be considered once an offer has been agreed and a tenancy started.

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

**£2,100 Per Calendar Month**



## Floor plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 418 SQ.FT.  
(38.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	80	82
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

### Key information

**Viewing:** Strictly By Appointment

### Fees

Please see below for fees relating to this property.

### Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

### Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

**First Months Rent:** £2,100 Per Calendar Month

**Security Deposit:** £2,423

Any questions please call your local branch.



# JAMES DEAN

ESTATE AGENTS

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.