

TERRA COTTA

Independent Estate Agents

8 Forrest Place, Shere, Surrey GU5 9BT



An immaculately presented 3 double bed, 2 bath family home situated in a quiet gated development in the heart of this most sought after village. Accommodation includes a good size reception room with fitted storage units, part-shutters to the front & double doors leading out to the garden, superbly fitted kitchen/breakfast room with solid granite work surfaces, part-shuttered windows & fully integrated appliances, downstairs wc, 2 double bedrooms with fitted wardrobes & family shower room to the 1st floor, then the master bedroom with fitted wardrobes open plan to study/dressing area & ensuite bathroom with bath & wall mounted shower on the top floor. The property has one allocated parking space plus there are visitor spaces. The private garden is a south facing, paved area offering plenty of seclusion. Situated within a stone's throw of Shere village with extensive shopping facilities as well as places to eat & drink. Must be seen !

Directions :

From our office in Gomshall, proceed on the A25 towards Guildford. Take the 2nd turning on the left towards Shere. Just after Shere infants school, turn left into Forrest Place, then bear right just before the first house, where you will find No. 8 at the end on your left.

Price £2,150 pcm Unfurnished

rightmove 

 OnTheMarket

 The Property Ombudsman

Gomshall Office
48 Station Road, Gomshall GU5 9LA
Tel: 01483 205150

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To arrange a viewing please call 01483 205150



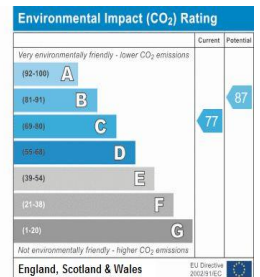
WHAT ARE THE COSTS IF I WANT TO PROCEED ?

Before a property can be taken off the market you must provide a Holding Deposit of 50% of the agreed monthly rent. This is NOT refundable if you change your mind or fail your referencing, but fully deductible from the balance of the security deposit due on the signing of the Tenancy Agreement if you pass your referencing. You will then need to pay in cleared funds by the start date :- One Months' Rent in Advance + 1.5 Months' Security Deposit (2 Months' Security Deposit if you have Pets). Admin/Tenancy Agreement Fee £120 incl VAT plus Referencing Fee £90 incl VAT (per applicant & guarantor referenced). Check-in fee (£102 - £150 incl VAT depending on size of property)

Example at £1600 pcm: £800 Holding Deposit immediately then a further £1600 on signing of the Tenancy Agreement (so £2400 Security Deposit in total - based on No Pets)

On Start Date : £1600 Rent, £120 Admin/Tenancy Agreement Fee, £90 Referencing Fee (based on 1 applicant), Check-in Fee £126 (based on a 3 bedroom house) = £1936 Total

Other Possible Charges : Renewal fee £120 incl. VAT & Admin Fee per each amendment to Tenancy Agreement (only if requested by tenant) £120 incl. VAT



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.