

TERRA COTTA

Independent Estate Agents

Barton House, Barton Road, Bramley, Surrey GU5 0EB



An extremely spacious detached house which has been recently extended & completely refurbished to an exceptionally high standard & now offers ground floor accommodation comprising a good size sitting room with feature log burner, superbly fitted kitchen/breakfast room open plan to a large family room, both with access to the rear garden, separate utility room & wc. The 1st floor boasts 2 double bedrooms (one with a walk-in dressing area) & a bathroom with bath & large walk-in shower. The 2nd floor offers 2 further double bedrooms & a bathroom with bath with wall mounted shower. To the front of the property, an area of off-street parking leads through a secure gate to a good size lawned garden, & there is a further courtyard to the rear. Located in a quiet road within walking distance of St Catherines School & Bramley village, which offers all your day to day amenities. Must be seen !

Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction on to Upper Street, then left on to the A25 towards Guildford. Turn left on to the A248 towards Albury & Chilworth. Continue straight through the villages of Albury & Chilworth until you reach a T-junction. Turn left towards Wonersh. At the triangle junction in Wonersh village (marked by the Pepperpot), turn right towards Bramley, following the road round to the left over the stream, Barton Road is the second road on the left. Continue down there for 50 yards, and turn right again into a continuation of Barton Road, where you will find Barton House on your left.

Price £3,000 pcm Unfurnished

Shere Office

Teal House, Middle Street, Shere GU5 9HF
Tel: 01483 205150



Please call 01483 205150 to arrange a viewing



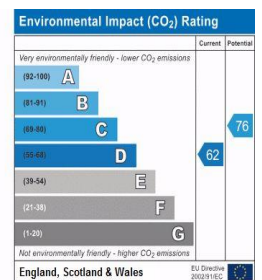
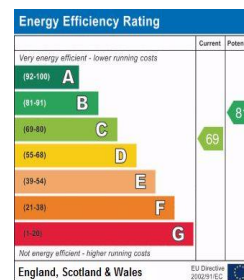
WHAT ARE THE COSTS IF I WANT TO PROCEED ?

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 change your mind or fail your referencing, 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 if you pass your referencing. 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

Other Possible Charges : Late Payment fees (if 3 or more days late with any rental payment) £30 incl. VAT plus interest if applicable.



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.