

TERRA COTTA

Independent Estate Agents

12 Cleves Close, Cobham, Surrey KT11 2LE



A well presented 3 bedroom house with good size sitting room, separate dining room (with newly fitted patio doors - see final photo online), kitchen with breakfast bar, 2 double bedrooms, 1 single bedroom, well fitted upstairs bathroom with bath & wall mounted shower, downstairs cloakroom, garage (in block), further private parking and well tended gardens. Situated in a very quiet cul-de-sac within 3 mins walk of Cobham village, providing easy access to the A3, M25 & either Cobham or Esher mainline stations.

Directions :

From Cobham High Street, turn into Anyards Road then proceed over the mini roundabout into the second part of Anyards Road. Turn right into Copse Road, then turn right into Leigh Road. After approx. 100 yds, turn right into Cleves Close, where you will find No. 12 towards the end on your right.

Price £1,650 pcm Unfurnished (to include a Gardener)

Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House,
Middle Street, Shere, Surrey GU5 9HF

Tel: 01483 205150 – Registered No: 03516147



Please call 01483 205150 to arrange a viewing

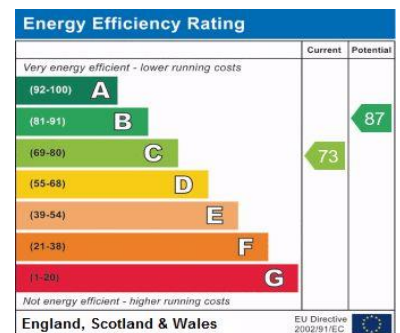


COUNCIL TAX BAND - E

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



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.