

# TERRA COTTA

Independent Estate Agents

Little Oak Cottage, 189a The Street, West Horsley, Surrey KT24 6HR



A well presented 1 double bed detached property with good size reception room with mezzanine storage open plan to kitchen with fitted oven, hob set into solid wood worktop, dishwasher & fridge, lobby (housing washer/dryer & freezer), double bedroom with extensive fitted wardrobes plus mezzanine storage area, refitted shower room, off-street parking for 1 car & a good size private garden with shed. Set back from the road in a quiet, sought after location within approx. 15 mins walk of Horsley village & mainline station. Easy access to the A3, M25, Guildford & Cobham.

## Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction onto Upper Street, follow the road to the end & turn left onto the A25 towards Guildford. Continue up & over Newlands Corner, down the hill to the traffic lights. Turn right on to the A246 towards Leatherhead. Continue on the dual carriageway, then along the single lane to the roundabout. Turn left at the roundabout at the car showroom towards Horsley. Continue for about a mile, where you will find the property on your left, 2 properties after the Barley Mow pub.

**Price £1,250 pcm Unfurnished**

**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

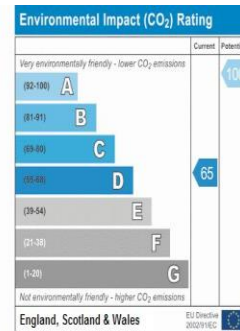
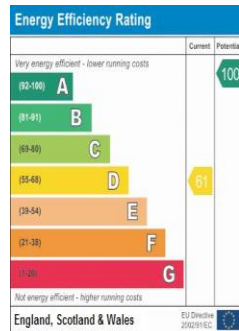


**COUNCIL TAX BAND - A**

**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.