

# TERRA COTTA

Independent Estate Agents

16 Dorton Way, Ripley, Surrey GU23 6BT



A recently constructed, very high specification, 2 bed semi-detached house situated within walking distance of Ripley village. Ground floor accommodation comprises entrance hall (with wc), large reception room with sitting & dining areas & feature bi-fold doors leading to garden open plan to superbly fitted kitchen with fully integrated appliances to include dishwasher, washer/dryer, oven, microwave & induction hob. Upstairs offers a master bedroom with fitted wardrobe & ensuite shower room, 2nd double bedroom with fitted wardrobe & family bathroom with bath & wall mounted shower. New carpets fitted late 2022. Outside, the property benefits from off-street parking to the front (plus a gravelled area to the side of that), & gated access to a lawned rear garden. Situated in a cul-de-sac within 5 mins walk of Ripley village, with its extensive Village Green, excellent range of shops, cafes, pubs, restaurants & supermarkets & providing easy access to several sought after local schools, the A3, M25, Cobham, Guildford & Woking.

## 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 straight over Newlands Corner down the hill to the traffic lights, bear right then immediately left towards Clandon. Continue straight through Clandon village until you reach a roundabout. Turn right at the roundabout & continue into Ripley village, turning left onto Newark Lane in the heart of the village. Take the first left onto Wentworth Close, then 1st right into Dorton Way, where No. 16 is the 1st house on the right.

**Price £1,900 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

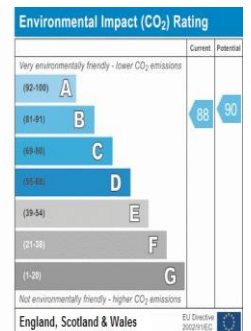
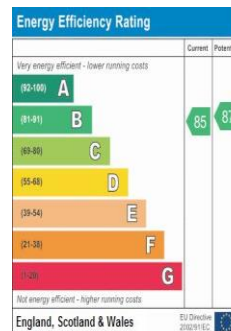


**COUNCIL TAX BAND - E**

**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.