



Field Bank Horley RH6 9EH

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**J A M E S D E A N**  
E S T A T E A G E N T S

JamesDean are delighted to bring to the market this beautiful semi-detached family home in the sought-after 'Acres' development. The property comprises of: entrance hall with downstairs cloakroom and handy storage cupboard; kitchen with integrated appliances including washing machine, fridge freezer, dishwasher, gas hob and oven as well as plenty of wall and floor based units plus a light and airy lounge/diner with patio doors leading out on the pretty rear garden.



The upstairs comprises of a double bedroom to the front of the house complete with wardrobes, a family bathroom with shower and a second double bedroom to the rear of the property, which also benefits from fitted wardrobes and an en-suite shower room.

Externally there are two parking spaces to the front and side access to the rear garden.

Five-week security deposit: £1,903.84

EPC Rating: C

Council Tax Band: D - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £49,500 pa

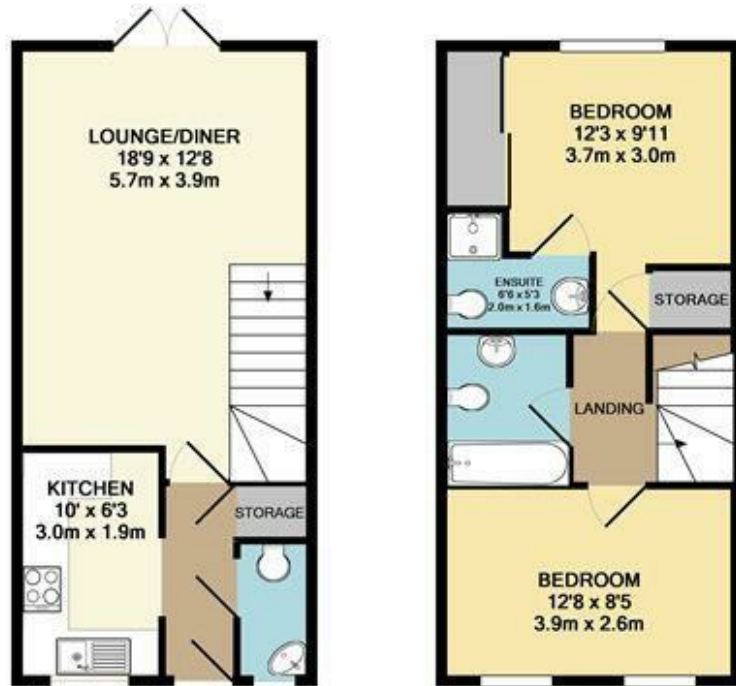
Parking arrangements: Two allocated spaces to the front

Furnishings: Unfurnished

**£1,650 Per Calendar Month**



## Floor plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### Key information

**Viewing:** Strictly By Appointment

### Fees

Please see below for fees relating to this property.

### Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

### Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

**First Months Rent:** £1,650 Per Calendar Month

**Security Deposit:** £1,903

Any questions please call your local branch.



# JAMES DEAN

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.