



Field Bank Horley RH6 9EH

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

JamesDean are pleased to present this very well presented three-bedroom semi detached home in Field Bank.

Situated within close proximity to The Acres which offers family walks and children's play areas this wonderful family home briefly offers: a master bedroom with wardrobes and en-suite shower, good size second double bedroom, large single third bedroom, modern family bathroom with shower over bath, good size lounge, kitchen/diner and well kept rear garden.



Other benefits include: a garage and downstairs WC.

Five-week security deposit: £2,134.61

EPC rating: C (new EPC ordered)

Council Tax band: D

Twelve-month tenancy with a six month break clause

Household income: £55,500 pa

Parking Arrangements: Garage

Furnishings: Unfurnished

£1,850 Per Calendar Month



Floor plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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: £1,850 Per Calendar Month

Security Deposit: £2,134

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.