



Perrylands Charlwood RH6 0BL

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JAMES DEAN
ESTATE AGENTS

JamesDean are thrilled to present to the market this beautiful two double bedroom semi-detached home located in the picturesque village of Charlwood. Conveniently located within walking distance of local shops and amenities as well as local transport links.

In brief the property comprises of: welcoming entrance hall leading through to the living room, kitchen with appliances, separate dining room, utility area and a downstairs cloakroom with shower. Upstairs, there is bathroom with shower,



two generously sized double bedrooms both with fitted storage and loft access.

Externally the property boasts stunning gardens with ample parking for at least 3 or 4 cars.

Offered to the market UNFURNISHED

Five-week security deposit - £1,730.77

EPC Rating - C

Council Tax band - D - Mole Valley

Twelve-month tenancy with a six-month break clause

£1,500 Per Calendar Month



Floor plan

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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: £1,500 Per Calendar Month

Security Deposit: £1,730

Any questions please call your local branch.



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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.