



Tanner Crescent Horley RH6 8NP

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JAMES DEAN
ESTATE AGENTS

JamesDean and pleased to bring to the market this very well presented three double bedroom detached home in Tanner Crescent.

Situated in a very quiet crescent this lovely home briefly comprises: Three double bedrooms, two bathrooms, downstairs WC, good size lounge, large open plan kitchen / diner and large garden.

Other benefits include a garage with of road parking to the front and solar



panels.

Average monthly bills for the property are around £80 gas and £53 electricity for a family of four.

Five-week security deposit: £2,307.69

EPC Rating: B

Council Tax band: E - Reigate & Banstead

Twelve-month tenancy with a six month break clause

Household income: £60,000 pa

Parking arrangements: Garage

Furnishings: Unfurnished

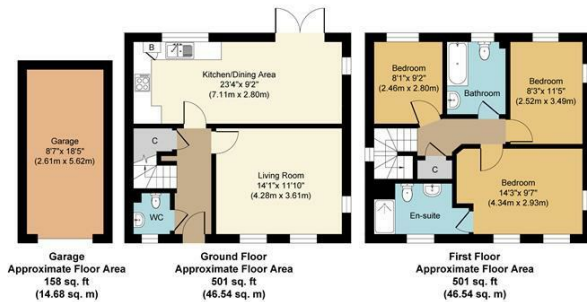
£2,000 Per Calendar Month



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£2,000 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		
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: £2,000 Per Calendar Month

Security Deposit: £2,307

Any questions please call your local branch.



Tanner Crescent, RH6
Approx. Gross Internal Floor Area 1160 sq. ft / 107.76 sq. m

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

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