



**1 CANON FARM COTTAGES, CANONS LANE, BURGH HEATH, TADWORTH, KT20 6DW  
To Let Unfurnished £1,450 pcm (plus fees)**

**DESCRIPTION** A semi detached farm cottage with stunning views overlooking fields. The accommodation briefly comprises entrance hall, good sized living room with open fire, kitchen/dining room, three double bedrooms and family bathroom. Outside, there are gardens to the side and rear of the property, also a garage and off street parking.

**SITUATION** Burgh Heath is situated in between Epsom Downs, Banstead and Kingswood. This location is ideal for family walks, dog walks, cycling, rambling or jogging. The area is ideally situated for transport links with excellent access to the M25, Sutton, Redhill, Epsom and Reigate. Local amenities include a large ASDA super-store as well as useful local parade of shops. There are a variety of local schools nearby. Epsom Town centre with its comprehensive shopping services is located within a 4 mile radius.

- Entrance Hall
- Living Room 13'7 x 12'11
- Kitchen/Dining Room 12'5 x 8'3
- Bedroom 1 - 11'9 x 10'11
- Bedroom 2 - 10' x 9'
- Bedroom 3 - 10' x 8'
- Bathroom
- Garden
- Garage
- Off Street Parking

These particulars are not a statement of fact and are for guidance only. All measurements are approximate.

### **USEFUL INFORMATION:**

- AVAILABLE:** End July for 6/12 months renewable.
- RENTAL:** £ 1450 per calendar month, exclusive of water rates, payable monthly in advance by Bank Standing Order. Payment of the Council Tax and all services will be the responsibility of the tenant(s).
- DEPOSIT:** £ 2175 returnable at the end of the tenancy provided there are no dilapidations.
- REFERENCES:** An independent Referencing Service is used to reference all prospective tenants. The cost of this is based on the rent payable and is set out in our Important Information for Tenants booklet. The charge for each tenant referenced will be added to your invoice.
- EXTRA COSTS:** There will be an administration charge of £250 + VAT.
- HOLDING DEPOSIT:** A holding deposit of £500 is required to secure the property whilst references are being taken up and will be deducted from the first months rent. Should the tenancy not proceed prior to occupation the preliminary deposit is non returnable.
- PAYMENT AT START OF TENANCY:** Clear funds must be received into White & Sons bank account on or before the first day of the tenancy. This payment can be made by Bankers Draft, electronic transfer or debit card. Payment by Credit Card will attract a 2% fee. (WE DO NOT ACCEPT CASH UNDER ANY CIRCUMSTANCES).
- VIEWING:** Strictly by appointment with WHITE & SONS, rentals.

**FOR A FULL LIST OF COSTS INVOLVED PLEASE SEE OUR TENANCY INFORMATION BOOKLET.**



**DIRECTIONS** From our office in Reigate proceed in a northerly direction up Reigate Hill and at the roundabout take the second exit onto the A217. Continue along this road to the Burgh Heath intersection and turn right into Cannons Lane just after passing the turning for Reigate Road (A240) and the Shell garage on the left hand side.

**ENERGY EFFICIENCY RATINGS** Current 44(E)  
Potential 55 (D)

**N.B APPLIANCES SEEN AT THE PROPERTY MAY NOT BE INCLUDED IN THE RENTAL AGREEMENT AND WILL BE SUBJECT TO WRITTEN CONFIRMATION FROM THE AGENT.**

**POSTCODE** KT20 6DW

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