



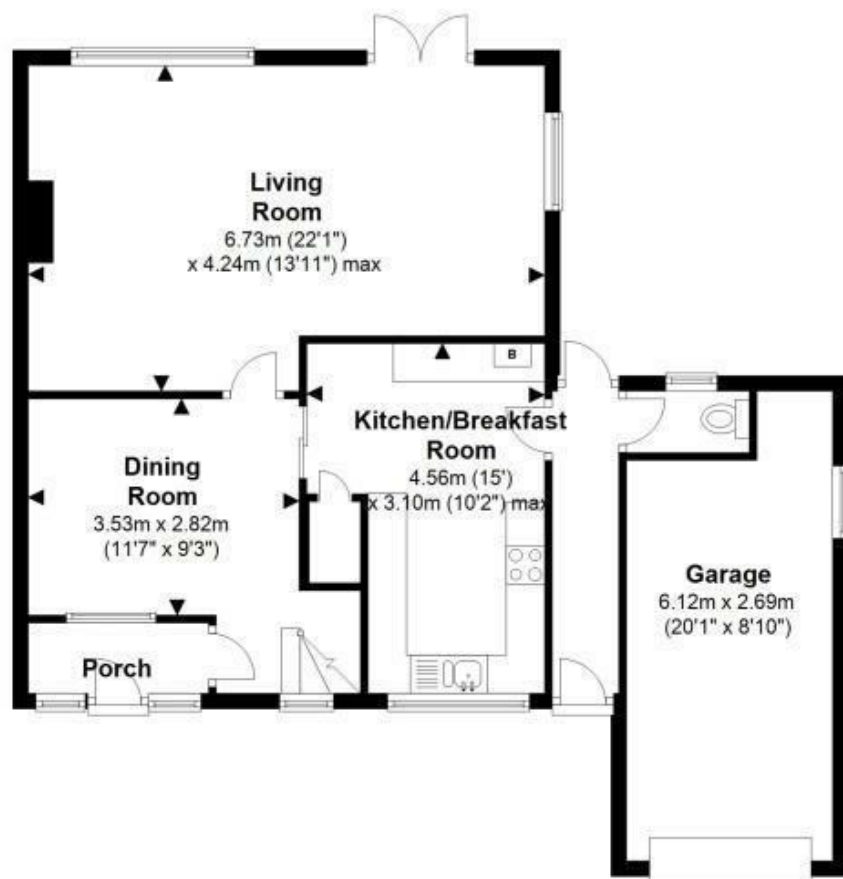
18 RATCLIFF LAWNS, SOUTHAM, CHELTENHAM, GLOUCESTERSHIRE, GL52 3PA

£1,300 PCM

TEWKESBURY COUNCIL TAX BAND E

Ground Floor

Approx. 75.7 sq. metres (814.4 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



Total area: approx. 119.7 sq. metres (1288.2 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only.

They cannot be regarded as being a representation by the seller, his agent, the illustrator or Earth UK. earthukepc@gmail.com

Plan produced using PlanUp.

18, Ratcliff Lawns, CHELTENHAM



PETS ACCEPTED Newly available, three bedroom semi detached house with garage and establish garden at the end of a cul-de-sac in Southam, Cheltenham.

Early viewing is advised and a pre-recorded video tour is available on request.

The property comprises of entrance porch, dining room/home office space, kitchen, large living room with patio doors to garden, three bedrooms upstairs and family bathroom with shower over bath.

Further benefitting from driveway parking for two vehicles, single garage with power and attractive, established gardens to front and rear. Gas central heating (with recently upgraded boiler) and double glazing throughout.

Well behaved pets may be considered by the landlord for tenancy. Families with secondary age children may also be considered.

Tenant Fees & Charges (for tenancies signed after 1st June 2019)

PRIOR TO TENANCY

Holding Deposit: Equivalent to 1 weeks rent

Deposit: Equivalent to 5 weeks rent for rent under £50,000 or 6 weeks for rents if £50,000 and above

1st months rent: 1st month's rent (less holding deposit previously paid)

DURING TENANCY (if applicable)

Changes to tenancy agreement: £50 inc vat (ie, change of occupier etc)

Replacement for lost keys/security device: Reasonable cost of replacement

Early release from tenancy: If agreed by landlord, remainder of rent until end of tenancy or new tenant moved in plus re-letting costs

Arrears: 3% above Bank of England base rate interest for arrears over 14 days

Utility payments: Where written in tenancy agreement for utilities, TV licence, council tax, communication service etc

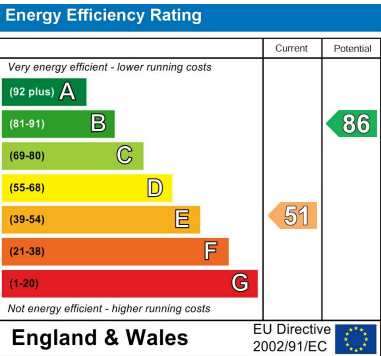
Pets: Unless stated in the advert , pets will not be considered.

Client Money Protection (CMP): Safeagent

Redress scheme: The Property Ombudsman







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