



STEVE GOOCH
LETTINGS | EST 1985



Falfield

Gloucester GL19 3EF

- Detached Cottage
- Newly Refurbished
- Three Bedrooms and Study
- Living room & Separate Dining Room
- Fitted Kitchen
- Utility / Sun Room
- Oil Central Heating & Double Glazed
- Circa. 2 Acre Paddock Available by separate negotiation



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 822829 | lettings@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys

£1,700 Per Calendar Month

IMPORTANT AGENTS NOTE

NOTE - Any prospective tenant for this property must be prepared to offer a warm place by the fire and to feed and take care of "Daisy" who is the resident Elderly Cat who belonged to the former owner. All costs of feed and veterinary costs will be met and provided by the landlord. Daisy is approx. 17 years old.

DIRECTIONS

Heading to Birdwood from Gloucester via the A40 Gloucester to Ross Road the property will be found on the left hand side past the Kings Head Public House located on a private driveway directly opposite the turning for Solomon's Tump.

AVAILABLE

Now!!

ACCOMMODATION

Detached newly refurbished three bedroom home set in large, mature gardens, with a separate paddock of circa. 2 acres available by separate negotiation. Note regular gardening is included within the rent. The property offers large living room, dining room, good size modern fitted kitchen and utility / sun room. Externally there is a double garage and shed and outbuilding. We draw your attention to the important agents note above regarding Daisy the resident cat.

COUNCIL TAX

Forest of Dean District Council Band F.

ENERGY RATING

E/47

PRICE AND OTHER INFORMATION

Rent £1,700

Deposit £1,961 - 5 weeks rent

Holding Deposit £392.00 - 1 weeks rent

Earnings / Income Required £51,000 - 2.5 times yearly rent

Please note all applications are subject to earnings / income verification additional information maybe required in the case of self employment applications. If self employed you will need to have been trading for at least 3 years and be able to provide confirmation of earnings for at least the last 2 years. Applications are also subject to credit reference agency checks please be aware that any issues in your credit past may hinder your ability to proceed.

RESTRICTIONS

Due to the resident cat at the property, only one small well behaved cat friendly dog may be considered, sorry but no Smokers

TENANT INFORMATION

From June 1st 2019, as a result of the Tenants Fee Ban Act, tenants will only have to pay limited fees for setting up and concluding a tenancy agreement as well as a limited number of charges during the tenancy. If you like a property and wish to proceed with it, you will be required to pay a holding deposit of up to 1 weeks rent to reserve the property whilst you complete the necessary application paperwork and provide ID and additional information.

If you are not successful with your application as a result of you providing incorrect information such as earnings or failure to disclose issues in your credit history and subsequently not in a position to move forward with the tenancy within 14 days, this holding deposit will be forfeited.

If the landlord withdraws the property for any reason other than your unsuitability, then the holding deposit will be returned to you.

Other fees which may apply during the tenancy such as loss of keys or replacement security devices (cost of replacement), changes to the signed tenancy agreement (£60 inc VAT), failure to pay rent due (3% above Bank of England base rate interest on arrears) and early release from a signed fixed term tenancy agreement (remainder of rent due for the fixed term plus the landlord's re-letting costs). Pets may be considered on a tenancy at an increased rent, detailed on advertising of the property.

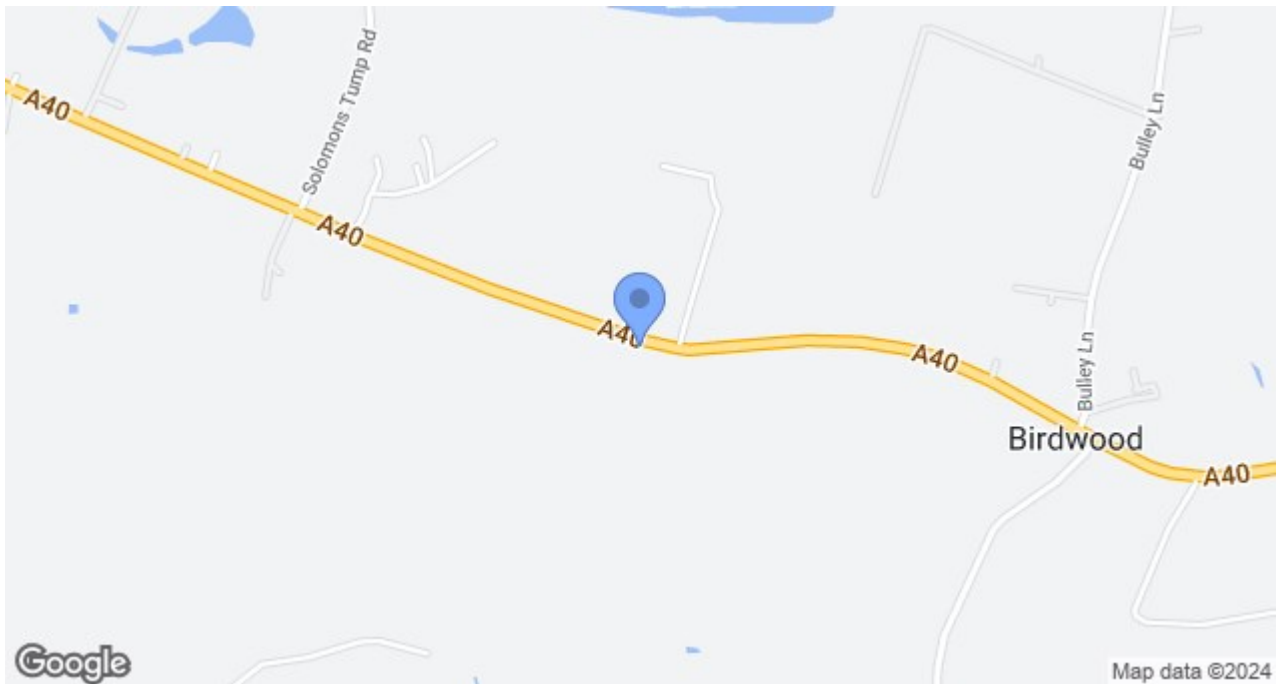
The only charges other than the holding deposit will be rent (1 month in advance) and security deposit (equivalent to 5 weeks rent).

For Assured Shorthold Tenancy Agreements, our minimum period is 6 MONTHS.

For your re-assurance, Steve Gooch Lettings have client money protection through ARLA Propertymark to protect the clients money, such as rents and deposits, received, all security deposits are lodged with the Deposit Protection Service and are compliant with all current legislation and our chosen redress provider is The Property Ombudsman.

VIEWINGS

Strictly through the Landlords Agent - Steve Gooch, Office Opening Hours - Monday to Friday 9.00am - 6.00pm and Saturday, 9.00am - 12.30pm.



MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.