



## 4 Brize Avenue Gloucester GL2 2EE

- Four Bedroom House
- Two En Suites
- Open Plan Kitchen / Diner
- Living Room
- Good Size Rear Garden
- Garage and Driveway
- Gas Central Heating



# £1,550 Per Calendar Month

## AVAILABLE

August 2024

## ACCOMMODATION

Accommodation comprises on the ground floor of, entrance hallway, living room with French doors leading out to the rear garden, kitchen / breakfast room and good size built in cupboards, on the first floor you will find three bedrooms the second bedroom having an en suite shower room and the family bathroom, the main bedroom suite is located on the second floor and also offers an en suite shower room. Externally there is a good size garden and garage with driveway in front. The property is gas centrally heated and double glazed.

## PRICE AND OTHER INFORMATION

Rent £1,550.00

Deposit £1,788.00 - 5 weeks rent

Holding Deposit £357.00 - 1 weeks rent

Earnings / Income Required £46,500 - 2.5 x 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

Sorry but no pets or smokers

## ENERGY RATING

79/C

## COUNCIL TAX

Gloucester City Council Band C

## SERVICES

Mains Water, Gas and Electric

## BROADBAND SPEED

11Mbps Standard

80 Mbps Superfast

1000 Mbps Ultrafast

## MOBILE PHONE COVERAGE

EE

Three

O2

Vodafone

## 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 (generally £100) 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 apply during the tenancy such as loss of keys, changes to the agreement, rent arrears, and early end of tenancy. These will be explained before you sign your tenancy agreement.

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

For your re-assurance, Steve Gooch Lettings have client money protection through Client Money Protect and all security deposits are lodged with the Deposit Protection Service.

## 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.

