1 Victoria Street

Cinderford GL14 2ET

- 3 Bedrooms
- Master Bedroom To Feature En-Suite
- Fitted Kitchen
- Spacious Lounge Area
- Main Bathroom Benefiting From Bath And Hand Held Shower
- Access Through Both Front And Rear Of Property
- Electric Heating
- Forest Of Dean District Council Band A

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

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£825 Per Calendar Month

AVALIABLE
NOW!

PRICE AND OTHER INFORMATION
Rent £825.00 per month
Holding Deposit £190.00 - 1 weeks rental amount
5 Week Deposit £951.00 - 5 weeks rental amount
Minimum Income/Earnings £24,750 - 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.

ACCOMMODATION
Accommodation comprising of 3 bedrooms with master to include en-suite, spacious lounge area, fitted kitchen, main bathroom benefiting from bath with handheld shower, access through both front and rear of property

ENERGY RATING
51/E

RESTRICTIONS
Sorry But No Pets Or Smokers

COUNCIL TAX
Forest Of Dean District Council Band - A

SERVICES
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Electric Heating

BROADBAND
Standard: 32 Mbps, Superfast: N/A, Ultrafast: 1000 Mbps

MOBILE
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.