



319 Foley Road

Newent GL18 1SS

- Three Bedroom Semi Detached House
- Two Double Bedrooms with Fitted Storage
- Third Single Bedroom with Fitted Storage
- Bathroom with Electric Shower Over Bath
- Fitted Kitchen / Diner
- Spacious Lounge
- Gas Central Heating
- Double Glazing
- Garage
- Front & Rear Gardens



£925 Per Calendar Month

Welcome to this delightful semi-detached three bedroom house located in Newent, Gloucestershire. Accommodation comprising two double bedrooms with fitted storage, third single bedroom with fitted storage, bathroom with electric shower over bath, spacious lounge and fitted kitchen / diner.

Benefits include gas central heating, double glazing, garage and gardens to the front and rear. Don't miss out on the opportunity to make this house your home in beautiful Newent. Sorry No Pets Or Smokers, Energy Rating: 67/C, Council Tax Band: B

AVAILABLE

Early October 2024

ACCOMMODATION

Accommodation comprising two double bedrooms with fitted storage, third single bedroom with fitted storage, bathroom with electric shower over bath, spacious lounge and fitted kitchen / diner.

PRICE AND OTHER INFORMATION

Rent: £925.00 Per Calendar Month

Deposit: £1,067.00 - 5 weeks rental amount

Holding Deposit: £213.00 - 1 weeks rental amount

Minimum Income/Earnings: £27,750 - 2.5x 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 No Pets and No Smokers

ENERGY RATING

67/D

COUNCIL TAX BAND

Forest of Dean District Council - Band: B

SERVICES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas Central Heating

BROADBAND SPEED

Standard: 16 Mbps, Superfast: 60 Mbps, Ultrafast: 1,139

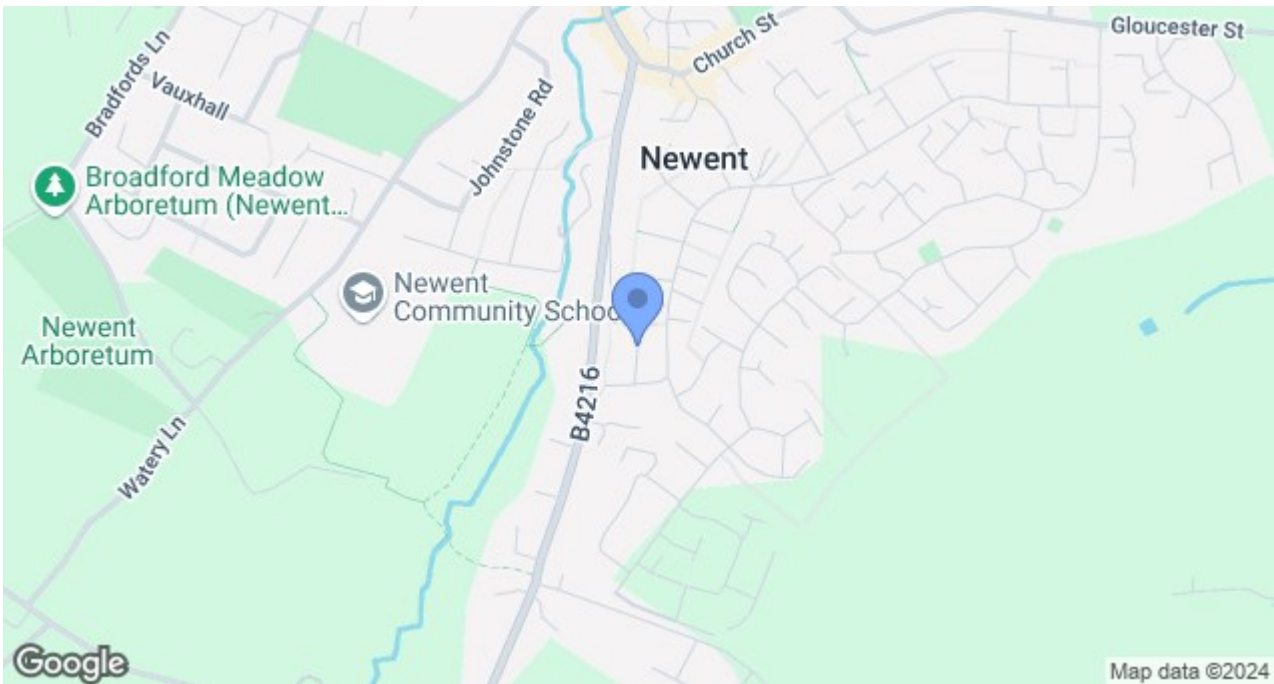
MOBILE PHONE COVERAGE

EE, Three, O2 & Vodafone

TENANT INFORMATION

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.

