



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.



Mobile at Field Barn Longridge Lane
Ashleworth GL19 4HX

£875 Per Calendar Month

Superb detached lodge, idyllic, countryside location offered only on a * FULLY FURNISHED * basis and suitable for a single occupier, the property has a master bedroom suite with built in dressing table and dressing table, with an en suite shower room, study with built in shelving , the property double glazed and has an electric central heating system.



AVAILABLE

Now !

PRICE AND ADDITIONAL INFORMATION

Rent £875.00 (includes water and sewage)
Deposit £1009.00 - 5 weeks rent
Holding Deposit - £201.00 - 1 weeks rent
Earnings / Income Required £26,250 per year - 2.5 x yearly rent

Note all applications are subject to credit reference and income / earnings confirmation

ACCOMMODATION

Detached timber lodge comprises of master bedroom suite complete with walk in wardrobe and built in dressing table, and en suite shower room, study with built in shelving, open plan living / dining room, modern fitted kitchen, utility room, all set in a peaceful countryside location. Note the property is only suited to a single occupier and is fully furnished.

RESTRICTIONS

Sorry no pets or smokers

ENERGY RATING

N/A

COUNCIL TAX

Tewkesbury Borough Council Band A

SERVICES

Mains electric and water, sewage septic tank

Electric mains heating

BROADBAND

Standard only 21 Mbps - Note mobile broadband maybe available

MOBILE

EE, O2, Three, 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 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.

AGENTS NOTE

The property is FULLY FURNISHED and suitable only for a SINGLE occupier. Rent includes water and sewage

WHAT 3 WORDS

///following.confetti.strides