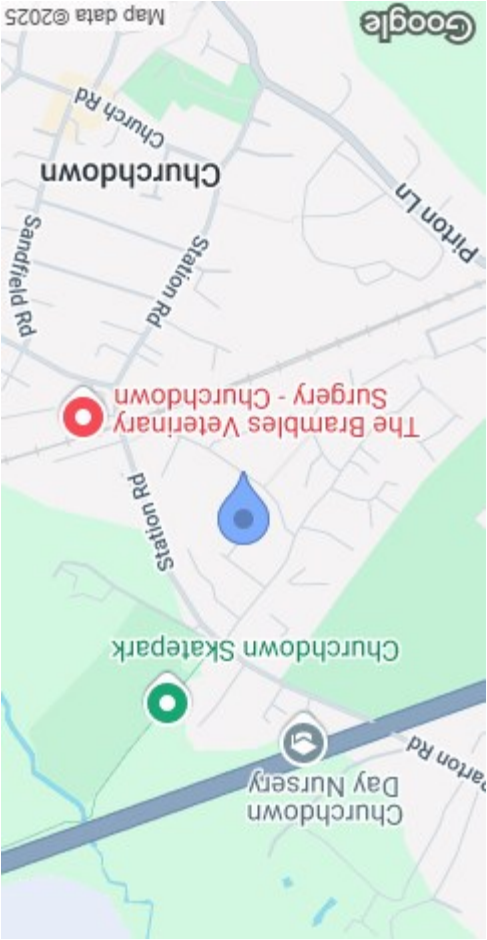


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



The image displays three separate floor plans for a house, each with its own set of dimensions and room labels.

**Left Floor Plan:** This plan features a central orange-colored hall with stairs leading up and down. It includes four bedrooms (yellow) and one bathroom (blue). The rooms are labeled with their dimensions:

- Bedroom: 14.7' x 8.10'
- Bedroom: 4.43' x 2.68'
- Bedroom: 3.49' x 2.36'
- Bedroom: 1.5' x 7.9'
- Bedroom: 4.25' x 3.04'
- Bedroom: 13.11' x 10.0'
- Bedroom: 4.46' x 3.35'
- Bedroom: 14.8' x 11.0'

**Middle Floor Plan:** This plan shows a central orange-colored hall with stairs leading up and down. It includes two bedrooms (yellow), a living room, a dining room, a kitchen, a lounge/office, a utility room, and a bathroom. The rooms are labeled with their dimensions:

- Dining Room: 15.0' x 13.5'
- Living Room: 21.3' x 14.5'
- Kitchen: 17.8' x 12.9'
- Dining Area: 5.38' x 3.89'
- Lounge/Office: 9.3' x 8.9'
- Utility Room: 10.0' x 8.4'
- Bedroom: 5.73' x 5.25'
- Bedroom: 18.10' x 17.3'

**Right Floor Plan:** This plan shows a central orange-colored hall with stairs leading up and down. It includes a living room, a dining room, a kitchen, a lounge/office, a utility room, a garage, and a bathroom. The rooms are labeled with their dimensions:

- Living Room: 15.0' x 13.5'
- Dining Room: 17.8' x 12.9'
- Kitchen: 5.38' x 3.89'
- Dining Area: 5.38' x 3.89'
- Lounge/Office: 9.3' x 8.9'
- Utility Room: 10.0' x 8.4'
- Garage: 5.40' x 5.25'
- Bedroom: 19.6' x 13.9'
- Office: 5.94' x 4.18'
- Wooden Summer House: 19.6' x 13.9'





£2,750 Per Calendar Month



**AVAILABLE**

June 2025

**ACCOMMODATION**

Five bedroom detached dormer bungalow, four double bedrooms, single bedroom, three bathrooms, three reception rooms, utility room and modern fitted kitchen with integrated appliances.

**PRICE AND OTHER INFORMATION**

Rent £2,750.00  
Deposit £3,173.00 5 weeks rental amount  
Holding Deposit £634.00- 1 weeks rental amount  
Minimum Income/Earnings £82,500

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**

74/C

**COUNCIL TAX BAND**

Tewkesbury Borough Council - F

**SERVICES**

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating

**BROADBAND SPEED**

Standard 16Mbps, Superfast N/A, Ultrafast 1000 Mbps

**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 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.