

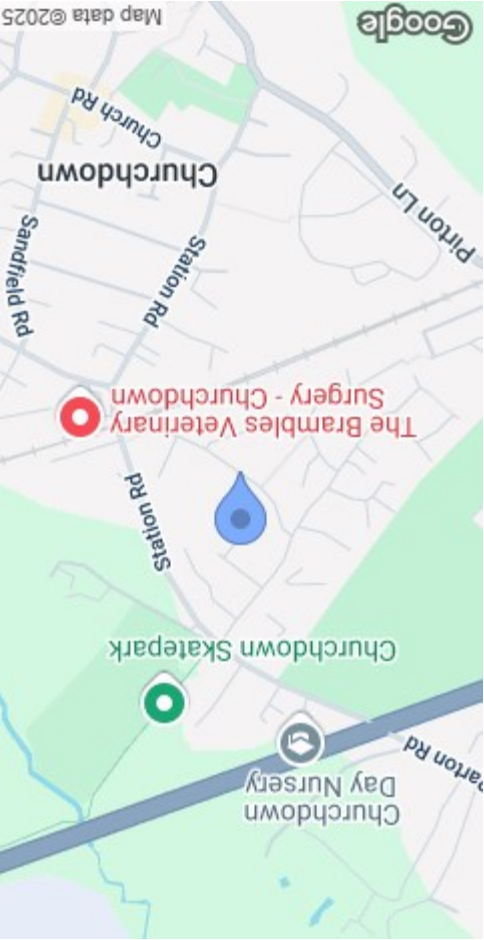


Hollywell Parton Road
Gloucester GL3 2JH

Hollywell, Parton Road Churchdown, Gloucester, Gloucestershire
Approximate Gross Internal Area
Main House = 205 Sq M/2207 Sq Ft
Garage/Outbuilding = 52 Sq M/559 Sq Ft
Total = 257 Sq M/2766 Sq Ft



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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
74		80	
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	
Very energy efficient - low running costs		Very environmentally friendly - lower CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.



£2,750 Per Calendar Month

SUBSTANTIAL FIVE BEDROOM DETACHED DORMER BUNGALOW set in a quiet CUL-DE-SAC location in the extremely popular suburb of CHURCHDOWN. Living accommodation to the ground floor of this wonderful property comprises of entrance hallway, large living room with feature wood burner effect gas fire and double doors leading to dining room, ground floor shower room, additional lounge / office, utility room and modern fitted kitchen / diner with appliances to include induction range cooker, integrated dishwasher and fridge. Accommodation to the first floor comprises of main double bedroom with several fitted wardrobes, en-suite shower room, main bathroom with shower over jacuzzi bath, two further double bedrooms with fitted wardrobes, fourth double bedroom and one single bedroom with double fitted wardrobe. Benefits include gas central heating, double glazing, well tended gardens, driveway with ample off road parking and a double garage. Sorry But No Pets or Smokers. Energy Rating 74/C. Council Tax Band F



AGENTS NOTE

Please be aware that the summer house is not included in the property and is not for use by tenants

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, 02, 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.

