



12 Leacey Court

Gloucester GL3 1LA

- Modern Terraced House
- Large Double Bedroom
- Light and Airy Lounge
- Kitchen with Fitted Oven and Hob
- Bathroom with Shower over Bath
- Off Road Parking
- Enclosed Rear Garden
- Sought after Village Location



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

Residential Sales | Residential Lettings | Auctions | Surveys

£875 Per Calendar Month

AVAILABLE

June 2025

ACCOMMODATION

The property consists of an entrance hall, lounge, and fitted kitchen with breakfast bar, large double bedroom and good sized bathroom with vanity area.

PRICE AND OTHER INFORMATION

Rent: £875.00

Deposit: £1009.00 - 5 weeks rental amount

Holding Deposit: £201.00 - 1 weeks rental amount

Minimum Income/Earnings £26,250 - 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.

ENERGY RATING

Energy Rating - 70/C

COUNCIL TAX

Tewkesbury Council - Band B

SERVICES

Mains Gas, Water, Sewage, Electric

Heating - Gas central heating

BROADBAND

Standard 14Mbps, Ultrafast 1000Mbps

MOBILE

EE, Three, 02, Vodafone

RESTRICTIONS

Sorry but no Smokers or Pets

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.

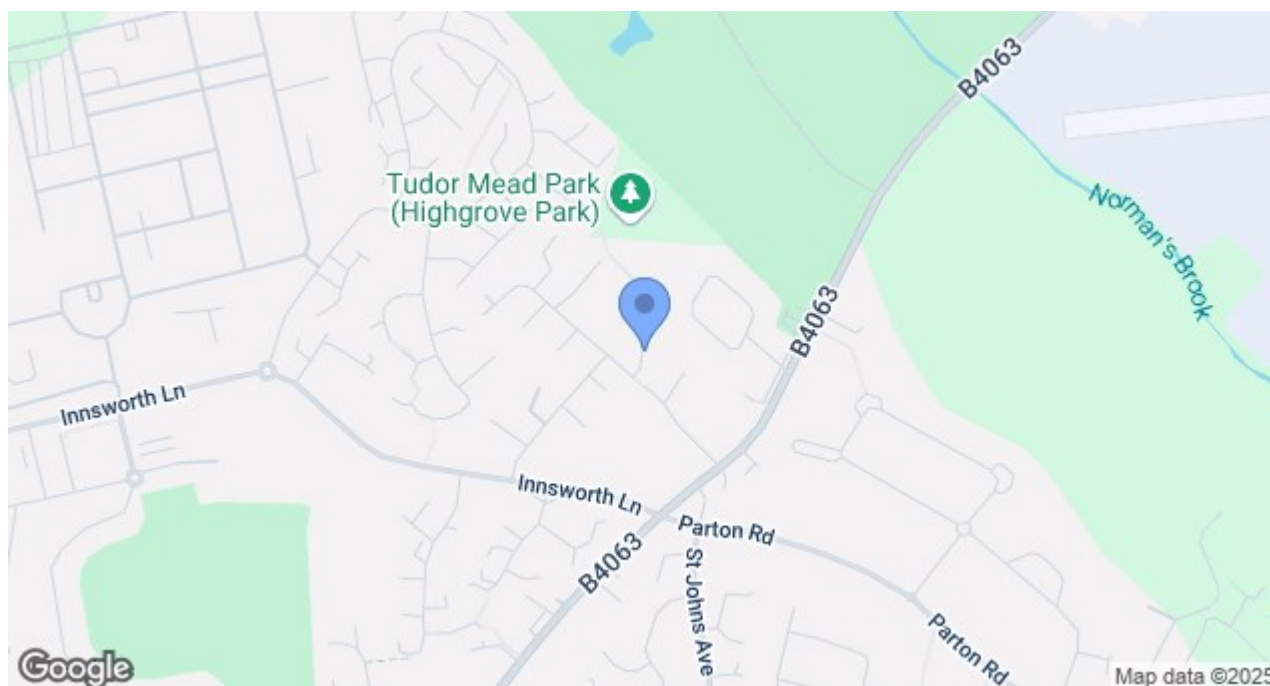
If the landlord withdraws the property for any reason other than your unsuitability, then the holding deposit will be returned to you. Other fees apply during the tenancy such as loss of keys, changes to the agreement, rent arrears, and early end of tenancy. These will be explained before you sign your 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.



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.