



1 Court Farm House

Gloucestershire GL17 OLL

- Two Bedroom Cottage
- Living Room
- Downstairs Cloakroom
- Fitted Kitchen / Breakfast Room
- Good Size Rear Garden
- Double Glazing
- Bio Mass Heating billed at £75 per month



£995 Per Calendar Month

AGENTS NOTE

Heating is via a Bio Mass communal boiler and costs £75 per month billed by the landlord, Electric is on a sub meter and billed monthly by the landlord, water is £30 per month.

AVAILABLE

June 2025

PRICE AND OTHER INFORMATION

Rent: £995.00

Deposit: £1,148.00 5 weeks rental amount

Holding Deposit: £229.00 - 1 weeks rental amount

Minimum Income/Earnings £29,850 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.

ACCOMMODATION

Cottage set on a working farm with the accommodation comprising of entrance hallway, living room, downstairs cloakroom, modern kitchen / breakfast room on the ground floor, on the first floor you will find the bathroom with shower over bath and second bedroom, with the master bedroom located on the second floor. Externally there is parking.

COUNCIL TAX

Forest of Dean District Council Tax Band B

ENERGY RATING

59/D

SERVICES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Bio Mass boiler

BROADBAND SPEED

Standard; 17 Mbps

Superfast; 47 Mbps

Ultrafast; 1000 Mbps

MOBILE PHONE COVERAGE

Note - given the rural location of the property mobile phone signal is poor.

EE; None

Three; Limited

O2; None

Vodafone; None

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.

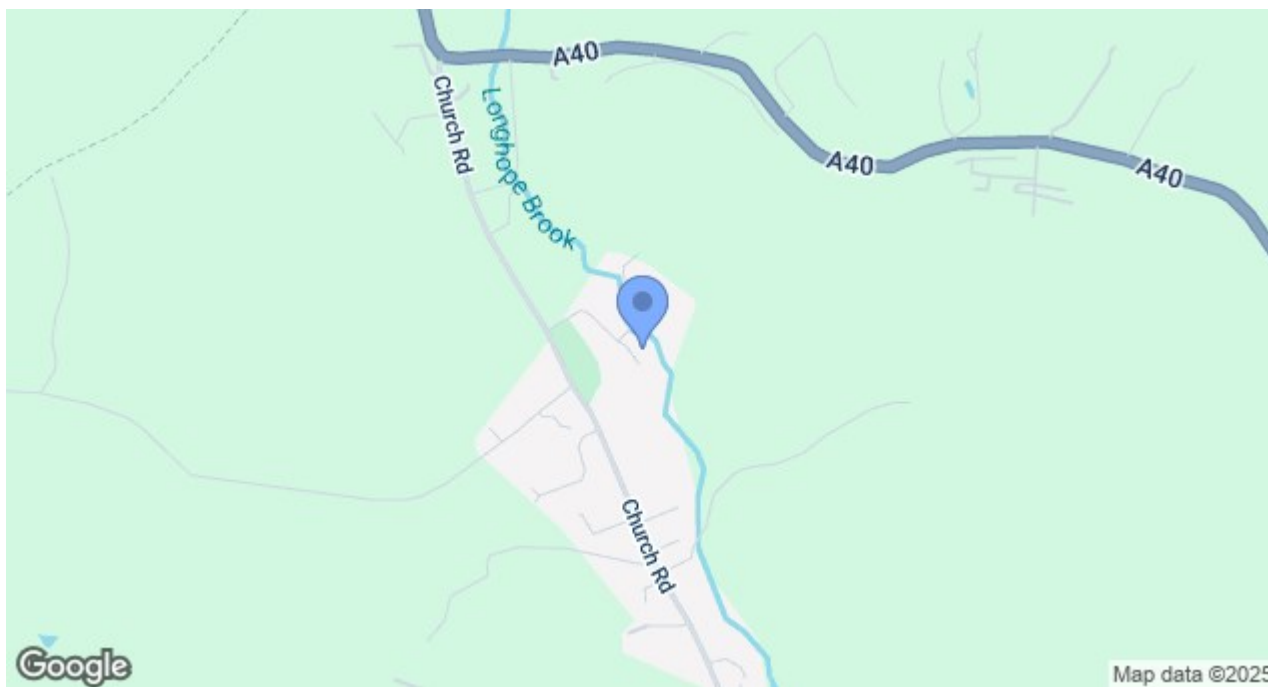
The only charges other than the holding deposit will be rent (1 month in advance) and security deposit (equivalent to 5 weeks rent).

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.



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.