



## 36 Oakleaze

### Gloucester GL2 0LG

- Three Bedroom Terrace House
- Popular Location
- Downstairs Cloakroom
- Two Reception Rooms
- Modern Fitted Kitchen
- Gas Central Heating
- Double Glazed



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# £1,200 Per Calendar Month

## AVAILABLE

August 2025

## PRICE AND ADDITIONAL INFORMATION

Rent £1200.00

Deposit £1384.00 - 5 weeks rent

Holding Deposit £276.00

Earnings / Income Required £36,000 2.5 x yearly rent

Note all applications are subject to income / earnings confirmation, credit reference agency checks and where relevant landlord reference

## ACCOMMODATION

Three bedroom terrace house in a popular location close to Sir Thomas Richards Secondary School, and within easy reach of local amenities and facilities, with gardens front and rear, three bedrooms, downstairs cloakroom, bathroom with shower over bath, modern fitted kitchen, living room and dining room. The property is gas centrally heated and double glazed.

## RESTRICTIONS

Sorry but no pets or smokers

## ENERGY RATING

D

## COUNCIL TAX

Gloucester City Council. Band B

## BROADBAND AND MOBILE

Mobile - EE, 3, O2, Vodafone

<https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile - Results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user and may be affected by network outages.

Broadband - Standard 6 Mbps. Superfast 74 Mbps, Ultrafast 1000 Mbps

Broadband - The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

## 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.

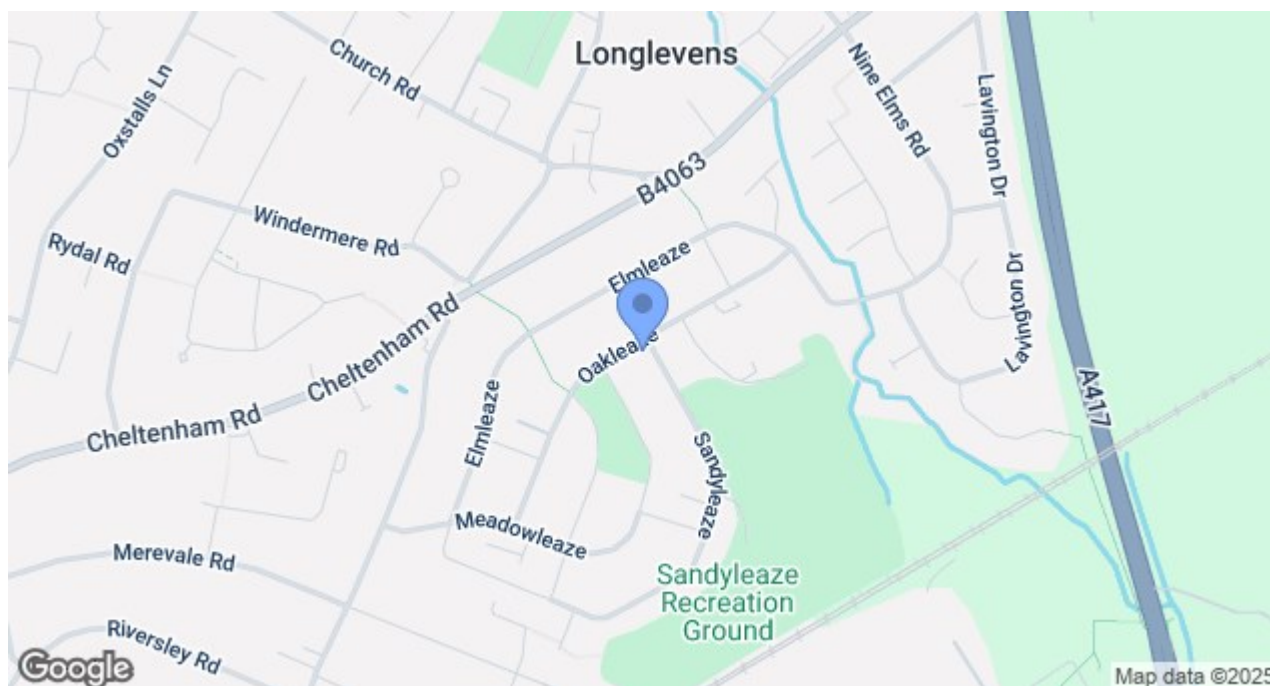
The only charges other than the holding deposit will be rent (1 month in advance) and security deposit (equivalent to 5 weeks rent).

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.

