



Woodshill Callamore , Littledean GL14 3LB

- Period Cottage
- Two Bedrooms and further attic room
- Modern Fitted Kitchen
- Utility Room
- Woodburning Stove in living room
- Large Conservatory
- Rural Views
- Parking
- Oil fired central heating



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£1,050 Per Calendar Month

Semi Detached Cottage, lovely elevated position with far reaching views. Two bedrooms with further useful attic room (limited head height, accessed via wooden ladder style staircase) excellent size conservatory, modern fitted kitchen and separate utility room. Oil central heating, and feature woodburning stove in living room.,

AVAILABLE

August 2025

PRICE AND OTHER INFORMATION

Rent £1050.00

Deposit £1211.00 - 5 weeks rental amount

Holding Deposit - £242.00 - 1 weeks rental amount

Earnings / Income required £31,500 which is equivalent to 2.5 x the 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

Semi Detached Period Cottage in a lovely elevated position with far reaching rural views. Accommodation comprises two bedrooms with further attic room (limited head height and accessed via a fixed wooden ladder style staircase) living room with Woodburner, excellent size conservatory, downstairs bathroom with shower over bath, fitted kitchen and utility room. The property has oil fired central heating and has a lovely established garden to the front, with off road parking to the rear. One small pet only maybe considered.

RESTRICTIONS

Sorry no smokers

ENERGY RATING

EPC Rating E

COUNCIL TAX

Forest of Dean District Council - C

SERVICES

Mains electric and water

Oil fired central heating

Woodburning stove

BROADBAND AND MOBILE

BROADBAND - Standard 7 Mbps, Superfast 48 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.

MOBILE - <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.

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.

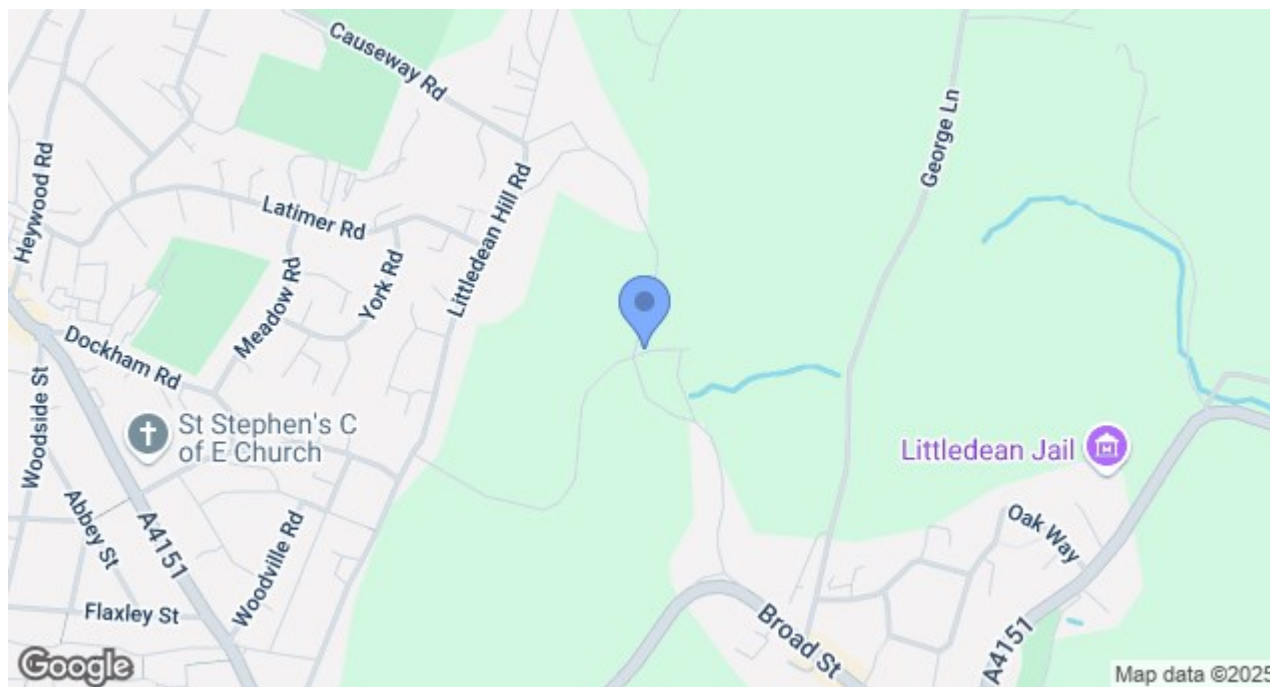
VIEWINGS

Strictly through the Landlords Agent - Steve Gooch, Office Opening Hours - Monday to Friday 9.00am - 6.00pm and Saturday, 9.00am - 12.30pm.

DIRECTIONS

Approaching Littledean from Cinderford, upon reaching the bend turn left into the slip road immediately before Littledean Guest House, then turn left into The High Street, head up the hill towards The Ruffitt the property will be found a short distance along on the left hand side just before the junction to Reddings Lane. Please park adjacent to the Woodshill and Callamore Cottage there is an area to pull in by the steps leading to the Cottage.

WHAT 3 WORDS ///RESERVES.DOLLAR.CASSETTES



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.