



371 Stroud Road  
Gloucester GL4 0DA

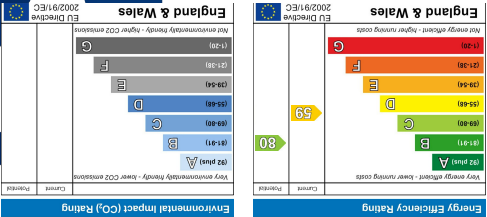


STEVE GOOCH  
ESTATE AGENTS | EST 1985

371 Stroud Road Tuffley, Gloucester, Gloucestershire  
Approximate Gross Internal Area  
265 Sq M/2853 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.



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

Situated in the popular location of TUFFLEY and conveniently set with a lovely view of the hills is this impressive 5 BEDROOM DETACHED HOUSE. Arranged over three floors and accessed via a front porch the property consists of four double bedrooms, one single bedroom, two bathrooms and an en-suite, on the top floor there is plenty of storage. Downstairs there is stunning kitchen / dining room, a spacious lounge with fire place, conservatory utility room, downstairs WC, study / potential for another bedroom and reception room which can be used as isolated living area. Outside there is a wrap around spacious garden, with off road parking and a double garage. The property benefits from gas central heating, double glazing and an amazing finish throughout. The location offers a range of amenities including a CO-OP, fuel station, pub, green common area and St Peters High School / Sixth Form Center all within WALKING DISTANCE. PETS by negotiation and No smokers. EPC - 59/D Council Tax Band - E



## AVAILABLE NOW!

## PRICE AND OTHER INFORMATION

Rent £2,750  
Deposit £3,173 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.

## ACCOMMODATION

Arranged over three floors and accessed via a front porch the property consists of four double bedrooms, one single bedroom, two bathrooms and an en-suite, on the top floor there is plenty of storage. Downstairs there is stunning kitchen / dining room, a spacious lounge with fire place, conservatory utility room, downstairs WC, study / potential for another bedroom and reception room which can be used as isolated living area

## ENERGY RATING

59/D

## COUNCIL TAX BAND

Gloucestershire City Council Tax Band E

## RESTRICTIONS

PETS by negotiation & No smokers.

## SERVICES

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Mains Gas

## BROADBAND SPEED

Standard 3 Mbps, Superfast 74 Mbps, Ultrafast 1000 Mbps

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 PHONE COVERAGE

EE, Three, O2, Vodafone

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 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.