

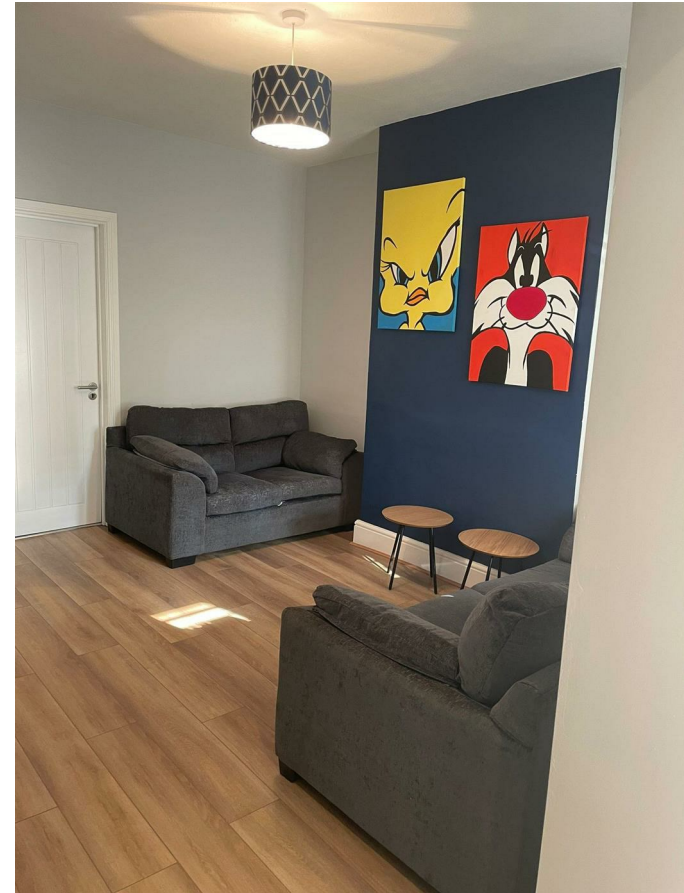
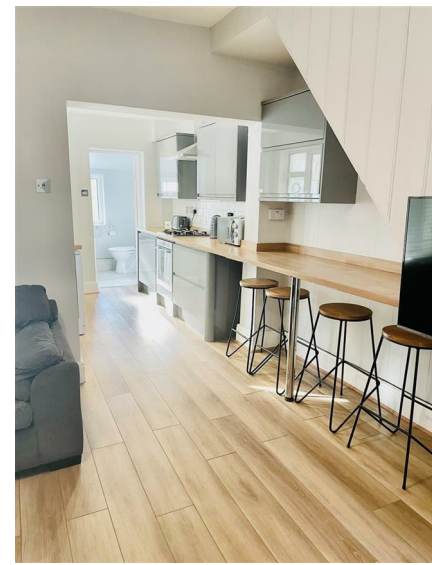


**ROOM 1, 5 SWAN ROAD, GLOUCESTER, GLOUCESTERSHIRE, GL1 3BJ**

**£550 PCM**

**COUNCIL TAX BAND EXEMPT**





\*STUDENTS ONLY\* FEMALE STUDENTS LOOKING FOR FEMALE STUDENTS TO JOIN THEM FOR THE 2026/2027 ACADEMIC YEAR

Ground floor, furnished double bedroom in ALL FEMALE student house. Rent includes bills and the room is available for the remainder of the 26/27 academic year.

Early viewing advised and a "Video Tour" is available on request.

The property briefly comprises of communal living room, modern/extended kitchen, utility area, shower room and courtyard garden. All bedrooms are furnished and have individual door locks.

Please be aware, as the other tenants within the property are female students we will only consider applications from other female students.

Tenant Fees & Charges (for tenancies signed after 1st June 2019)

**PRIOR TO TENANCY**

Holding Deposit: Equivalent to 1 weeks rent

Deposit: Equivalent to 5 weeks rent for rent under £50,000 or 6 weeks for rents if £50,000 and above

1st months rent: 1st month's rent (less holding deposit previously paid)

**DURING TENANCY (if applicable)**

Changes to tenancy agreement: £50 inc vat (ie. change of occupier etc)

Replacement for lost keys/security device: Reasonable cost of replacement

Early release from tenancy: If agreed by landlord, remainder of rent until end of tenancy or new tenant moved in plus re-letting costs

Arrears: 3% above Bank of England base rate interest for arrears over 14 days

Utility payments: Where written in tenancy agreement for utilities, TV licence, council tax, communication service etc

Pets: Pets cannot be considered unless stated in the property advert

Client Money Protection (CMP): CMP Client Money Protect

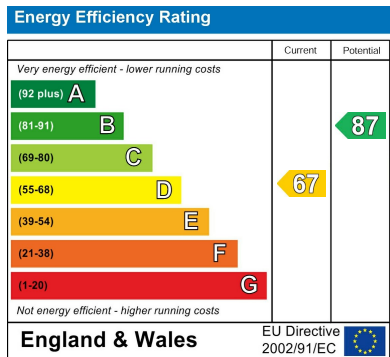
Redress scheme: The Property Ombudsman











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