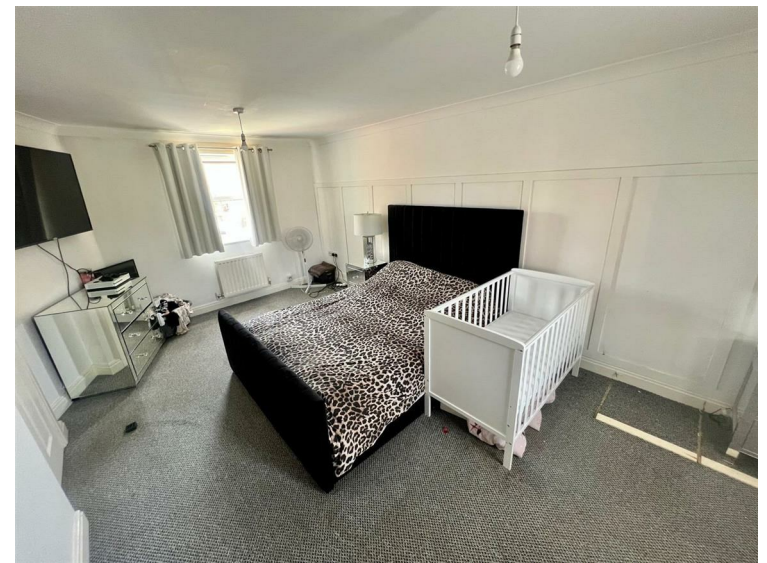


16 WOODVALE KINGSWAY, QUEDGELEY, GL2 2AU

£1,500 PER CALENDAR MONTH

COUNCIL TAX BAND



VIDEO TOUR AVAILABLE 4 bed townhouse on Kingsway, Quedgeley. Comprising of kitchen/diner and lounge to the ground floor. To the first floor is 2 bedrooms and shower room. To the top floor is 2 bedrooms, include an ensuite bedroom, plus a family bathroom. Externally there is a rear garden and rear gate leading to parking area where the house has an allocated bay which can accommodate 2 vehicles one behind the other.

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

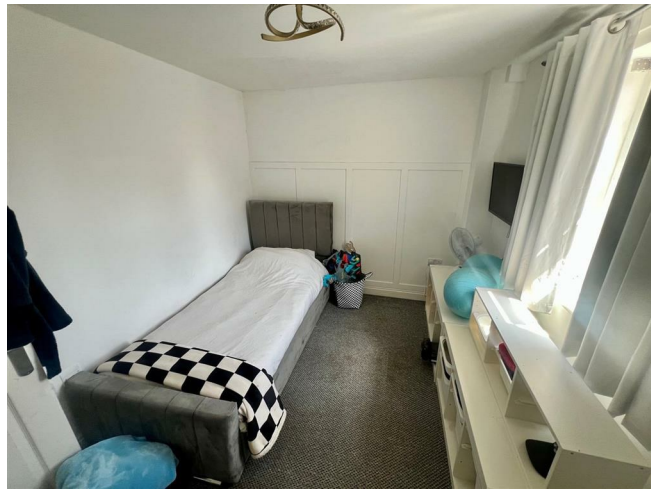
Arrears: 3% above Bank of England base rate interest for arrears over 14 days

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

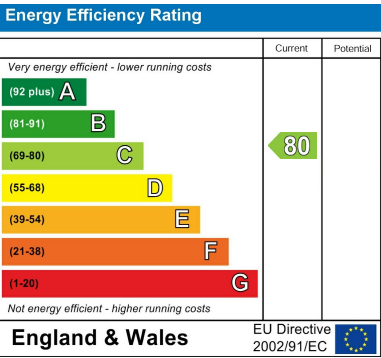
Pets: Via separate negotiation. Please provide details of the pet and also if your prepared to have additional pet damage clauses added to your contents insurance.

Client Money Protection (CMP): CMP Client Money Protect





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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