STEVE GOOCH
LETTINGS | EST 1985



Winterwood Kempley

Dymock GL18 2BN

- Four Bedroom Detached House
- Fitted Kitchen Diner
- Living Room With Wood Burner
- Downstairs Study
- Three Double Bedrooms And A Fourth Single Bedroom
- Bathroom Featuring Separate Shower And Bath
- Garage With Utility And W/C
- Large Rear Garden Space
- Council Tax Band E
- Energy Rating 59/D

£1,950 Per Calendar Month

Kempley is a charming Gloucestershire village surrounded by attractive countryside and positioned close to the Herefordshire border, offering an appealing rural lifestyle while remaining within easy reach of nearby market towns.
Newent lies approximately five miles away, with Ledbury around eight miles distant, providing a wider range of shops, schools and everyday amenities. The village is well known for its beautiful countryside, historic churches and strong sense of community, with local bus services providing links towards Newent, Ledbury and Ross-on-Wye. An excellent location for buyers seeking a peaceful village setting with convenient access to surrounding towns and the wider road network.

AGENTS NOTE
Please be aware that garden maintenance costs is included in the rent amount

AVAILABLE
NOW!

PRICE AND OTHER INFORMATION
Rent £1,950
Deposit £2,250- 5 weeks rental amount
Holding Deposit £450.00 - 1 weeks rental amount
Earnings Required £58,500 - 2.5 x 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
Accommodation comprising fitted kitchen featuring aga style cooker, integrated dishwasher and freestanding fridge freezer, dining space, living room featuring wood burner, downstairs study, three double bedrooms with bedrooms one and two featuring a sink basin, further fourth single bedroom and main bathroom featuring separate shower and bath.

ENERGY RATING
59/D

COUNCIL TAX
Forest Of Dean District Council Tax Band E

SERVICES
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Oil

BROADBAND SPEED
Please note any prospective tenant/s are advised to make their own investigations to ensure that the coverage / speeds available are suited to their individual needs.

Standard 4 Mbps, Superfast N/A, Ultrafast 2300 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.

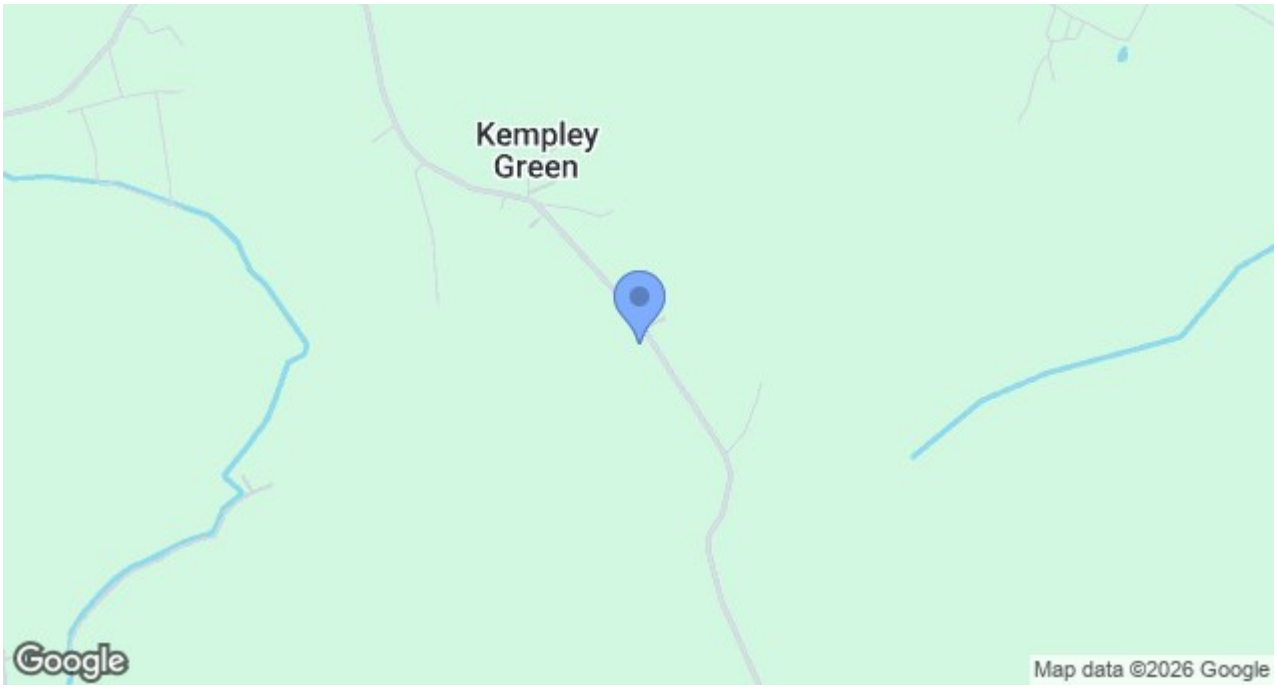
MOBILE PHONE COVERAGE
Please note any prospective tenant/s are advised to make their own investigations to ensure that the coverage / speeds available are suited to their individual needs.

EE, Three, 02, 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.



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.