

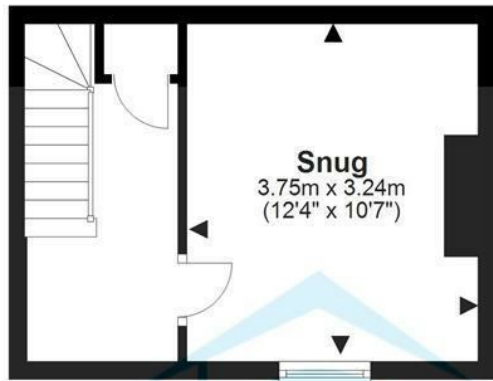
3 ALL SAINTS ROAD, FAIRVIEW, CHELTENHAM, GL52 2EY

£1,350 PCM

CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND C

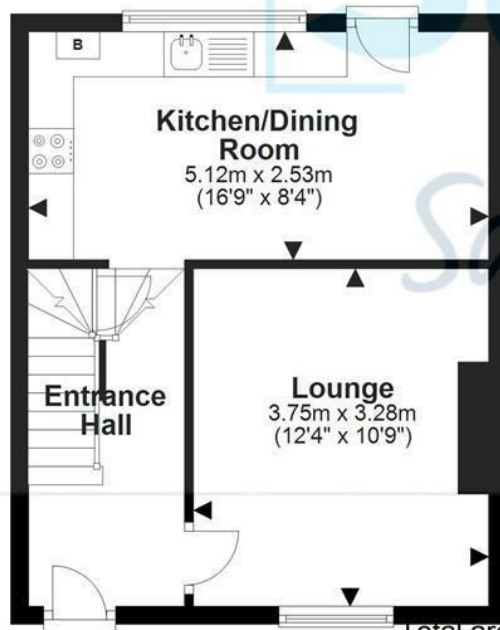
Basement

Approx. 18.8 sq. metres (202.5 sq. feet)



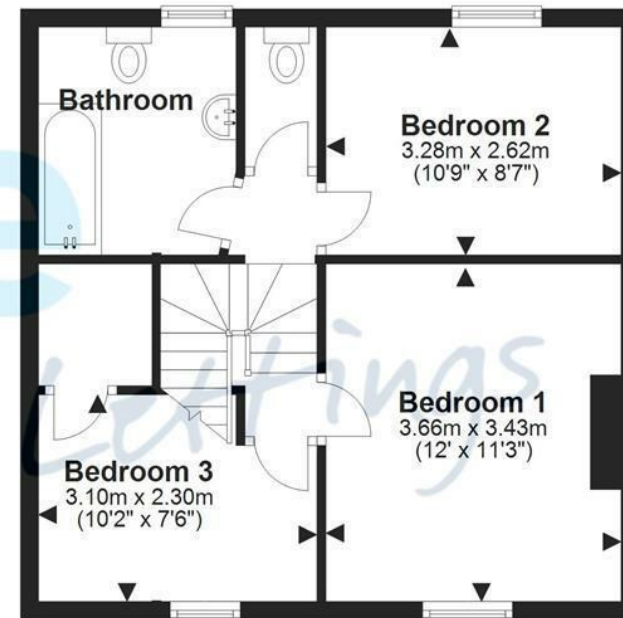
Ground Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 94.1 sq. metres (1013.3 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.



Newly updated and ready for an immediate move. Well presented 3 bedroom house in popular area of Cheltenham.

Early viewing advised and pre-recorded video tour available on request.

The property briefly comprises of entrance hall, lounge, kitchen/dining room, basement room, three bedrooms and a large bathroom also with separate wc. There is gas central heating, double glazing and a low maintenance rear garden.

Conveniently located in the Fairview area of Cheltenham on the outskirts town centre, and available on an unfurnished basis.

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

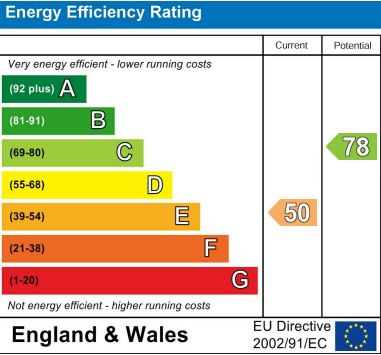
Client Money Protection (CMP): Safeagent

Redress scheme: The Property Ombudsman





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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