



## Welton Cottage Buttersend Lane

Gloucester GL19 3DD

- Detached Cottage
- Rural location
- Three bedrooms
- Downstairs shower room, cloakroom and family bathroom
- LPG central heating
- Ample parking
- NOTE AGRICULTURAL RESTRICTION APPLIES



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# £1,300 Per Calendar Month

## AGENTS NOTE

NOTE - AN AGRICULTURAL RESTRICTION APPLIES TO THE PROPERTY, the property can only be let to person/s who have a direct agricultural tie such as farm workers.

## PRICE AND OTHER INFORMATION

Rent £1,300

Holding Deposit £300 - 1 weeks rental amount

Deposit £1,500 - 5 weeks rental amount

Earnings / Income required £39,000

## ACCOMMODATION

Impressive detached cottage in a rural location. The flexible accommodation offers, utility room, cloakroom, kitchen / breakfast room, and either two bedrooms or one bedroom and living along with shower on the ground floor, on the first floor there are either two bedrooms or one bedroom and living room along with family bathroom on the first floor. Externally there is plenty of parking and garden space.

## BROADBAND AND MOBILE PHONE COVERAGE

INTERNET - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=gl193dd&uprn=100120453773>

Standard 9Mbps Ultrafast 1000 Mbps

The speeds indicated on the checker 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

<https://www.ofcom.org.uk/mobile-coverage-checker>

EE, Three, 02, Vodafone

Performance scores should be considered as a guide since there can be local variations.

Mobile - 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.

Prospective tenants should do their own research and checks to ensure that the coverage available meets their needs due the rural location of the property.

## RESTRICTIONS

Sorry but strictly no pets and no smokers

## ENERGY RATING

49/E

## COUNCIL TAX

Forest of Dean District Council - Band B

## SERVICES

Mains electric and water, waste septic tank, liquid propane gas

LPG Central heating

## 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.

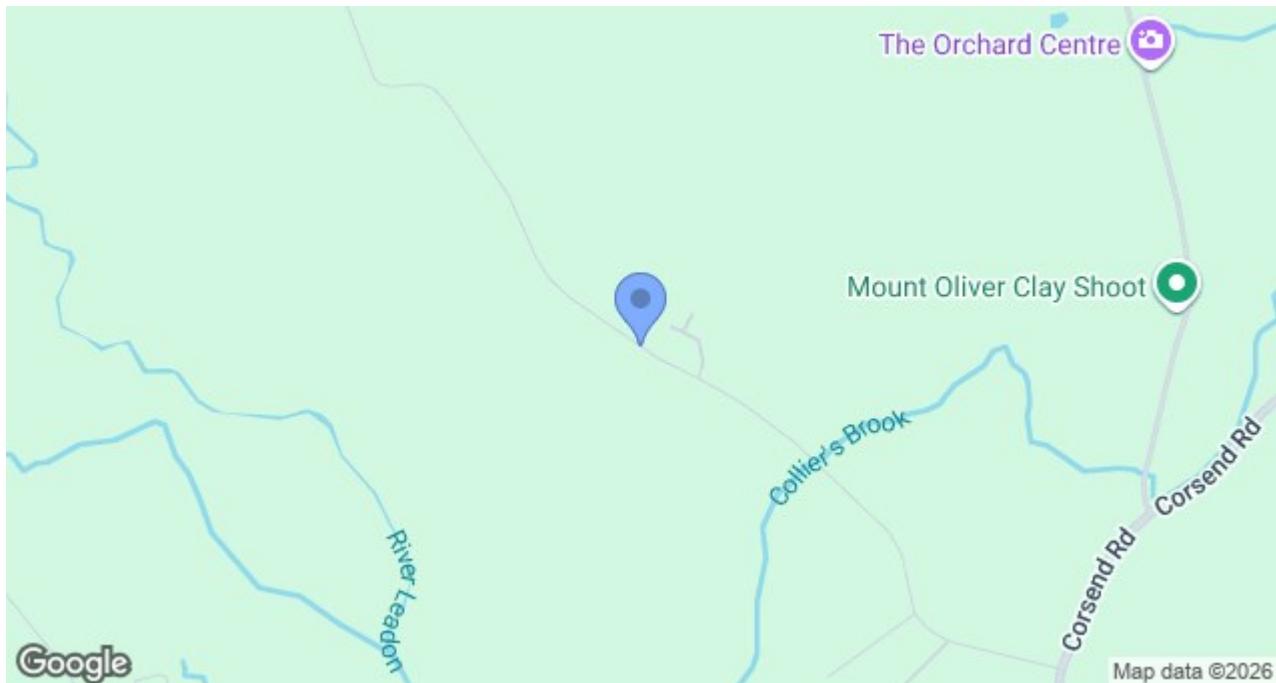
## VIEWINGS

Strictly through the Landlords Agent - Steve Gooch, Office Opening Hours - Monday to Friday 9.00am - 6.00pm and Saturday, 9.00am - 12.30pm.

## WHAT3WORDS / DIRECTIONS

[///uppermost.salon.tonic](https://www.what3words.com/uppermost.salon.tonic)

DIRECTIONS - leave Newent heading toward Gloucester on the B4215, turn left just after the Highleadon Petrol station at Highleadon Green onto Gloucester Rd, take the first turning right onto Park Road continuing towards Hartpury for just over a mile, then turn left onto Butteresend Lane continuing up the lane past Welton Farm where the Cottage will then be found on the right hand side.



## 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.

