



STEVE GOOCH
LETTINGS | EST 1985



2 Perry Pear Lane Plot 2 Hartpury Meadows Hartpury GL19 3FL

- Executive Four Bedroom Detached Home
- Principal Bedroom with Dressing Room & En Suite
- Kitchen / Breakfast Room
- Ground Floor Study
- Cloakroom & Family Bathroom
- Garage & Driveway
- Village Location
- One of only Two Properties of the Hidcot Design on the Development



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Residential Sales | Residential Lettings | Auctions | Surveys

£1,995 Per Calendar Month

Hartpur is a charming Gloucestershire village surrounded by attractive countryside, offering a desirable blend of rural living and excellent accessibility. The village is well placed on the A417, approximately four miles north of Gloucester, with convenient links to the M5, M50 and wider motorway network. Hartpur is home to a local Church of England primary school, historic parish church, and the well-regarded Hartpur University and Hartpur College, set within a 360-hectare campus. The surrounding area provides lovely countryside walks and a strong village feel, while nearby Gloucester, Newent and Ledbury offer a wider range of shops, services and amenities

DIRECTIONS /// WHAT THREE WORDS

From Gloucester head toward Hartpur via the A417 proceed through Maisemore and past Hartpur university upon reaching Hartpur turn right just before the war memorial and Royal Exchange Public house into Over Old Road, continue for a short distance past the turning for Quarry Close on your left and the village hall on your right. Hartpur Meadows will be found just past the Village Hall on your left hand side.

/// tripling.greyhound.visions

PRICE AND OTHER INFORMATION

Rent £1,995

Deposit £2,301.00 - 5 weeks rental amount

Holding Deposit £460.00 - 1 weeks rental amount

Earnings / income required £58,850 2.5 x times 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

Impressive and well appointed four bedroom detached home with principal bedroom having an en-suite and dressing room, three further bedrooms and family bathroom on the first floor, on the ground floor there is a light and airy living room with french doors leading to the garden, contemporary fitted kitchen / breakfast room and a study, externally there is a garage and driveway with side by side parking spaces, front garden and a good size rear garden.

AVAILABLE

June 2026

BROADBAND AND MOBILE

Please note this is a new build property and previously unlined in. Prospective tenants are advised that the must ensure that the internet provision to the physical property is available and sufficient for their individual needs. Alternative options maybe available via Starlink or locally based Loop Scorpio - <https://www.loopscorpio.net/>

Internet - Standard 20 Mbps, Superfast 80 Mbps

Broadband - 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 - EE, Three, Vodafone, 02

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.

Note any prospective tenants are advised to complete their own research and checks to ensure that the Broadband and Mobile coverage to the property are suited to their individual needs and circumstances.

SERVICES

Mains water, sewage, electric

Heating - Air source and under flooring heating

ENERGY RATING

84/B

COUNCIL TAX BAND

Brand New Rate to be confirmed

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.

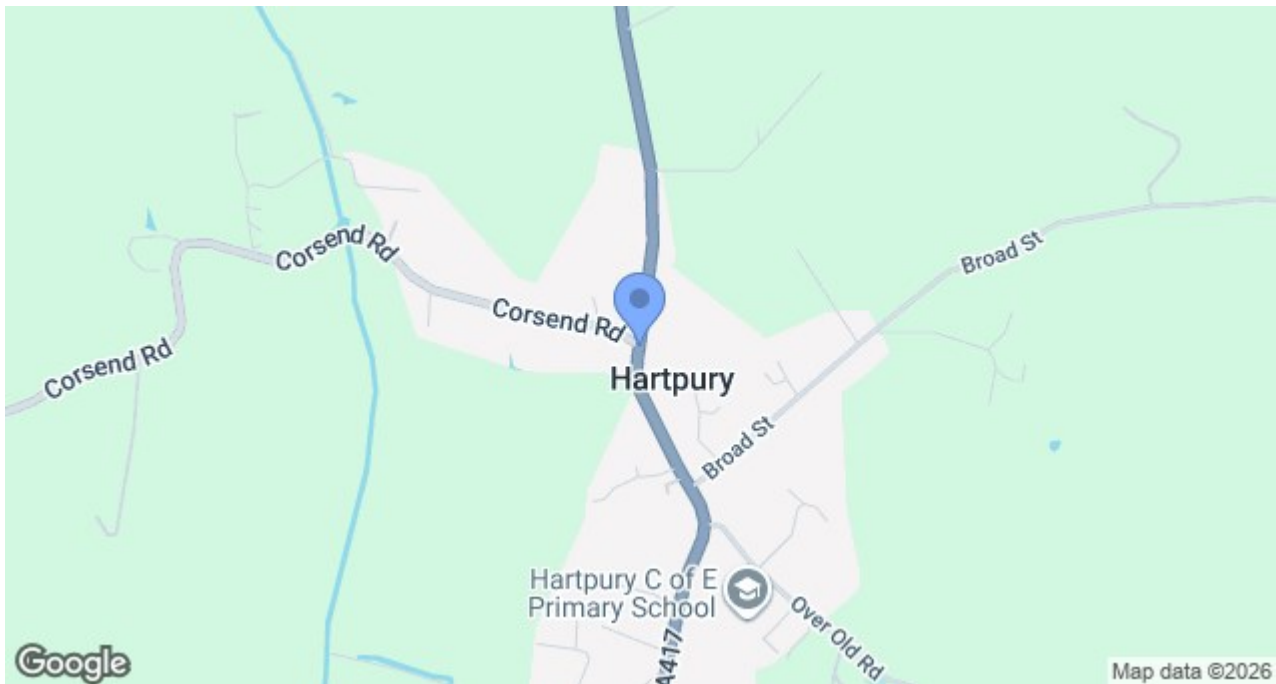
If the landlord withdraws the property for any reason other than your unsuitability, then the holding deposit will be returned to you.

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.



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.