



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Shepherds Barn Broom Hill Gloucester GL19 3HA



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Residential Sales | Residential Lettings | Auctions | Surveys



# £1,300 Per Calendar Month

# EPC rating

The village of Huntley offers amenities to include primary and junior school, garage, village hall, church, public house, cricket club, residential home, golf course and garden centre. Newent is just over 4 miles away and the city centre of Gloucester approximately 7 miles where there are more comprehensive facilities to be found. Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Additional sporting and leisure facilities within the area include a choice of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.

## AVAILABLE

May 2026

## ACCOMMODATION

The accommodation comprises of entrance hallway, downstairs shower room, utility room, dining room leading into the modern and contemporary kitchen complete with fridge freezer and dishwasher, living room with French doors leading to the garden area, and downstairs bedroom / further reception room please note two further rooms are available by separate negotiation these could be used for a further bedroom or office / study space.

## PRICE AND OTHER INFORMATION

Rent £1,300 Per Calendar Month

Holding Deposit £300.00 - 1 weeks rent

Deposit £1,500.00 - 5 weeks rental amount

Earnings / Income Required £39,000 - 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.

## COUNCIL TAX

TBC

## ENERGY RATING

To be confirmed

## SERVICES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Septic Tank

Heating: Air Source Heating

## BROADBAND SPEED

Standard: 15 Mbps, Superfast: 43 Mbps, Ultrafast: N/A

## MOBILE PHONE COVERAGE

EE, Three, O2 & Vodafone

## 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 (generally £100) 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 apply during the tenancy such as loss of keys, changes to the agreement, rent arrears, and early end of tenancy. These will be explained before you sign your tenancy agreement.

The only charges other than the holding deposit will be rent (1 month in advance) and security deposit (equivalent to 5 weeks rent).

For your re-assurance, Steve Gooch Lettings have client money protection through Client Money Protect and all security deposits are lodged with the Deposit Protection Service.

## VIEWINGS

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

## AGENTS NOTE

Two further adjacent rooms are available by separate negotiation these could be used as a further bedroom / office space.

### 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.

