Denny & Salmond

01684 561866

Residential Sales & Letting Agents

6 Gupshill Close

Tewkesbury, GL20 5ST

£1,150 Per Calendar Month

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6 Gupshill Close, Tewkesbury, Gloucestershire, GL20 5ST

Situated in a cul-de-sac within a quiet residential area this terraced home is located within easy reach of the town centre. Available from March, the unfurnished accommodation comprises entrance hall, living room, dining area and kitchen whilst to the first floor there are three bedrooms and bathroom. The property further benefits from gas central heating, double glazing, rear patio garden and off road parking. Sorry, pets are not permitted. EPC Rating C

Entrance Hall
Double glazed entrance door lead into the Entrance Hall with staircase rising to the first floor and door into:

Living Room
Double glazed bay window to front, radiators, TV point and opening to:

Dining Area
French doors to the rear garden, radiator and opening to:

Fitted Kitchen
Fitted with a range of units with working surface over, tiled splash backs and sink unit. Plumbing for washing machine, space for fridge/freezer and slot in cooker. Ceramic tiled flooring, double glazed window to rear and concealed combination gas central heating boiler.

First Floor Landing
With doors to all rooms.

Bedroom One
Double glazed window to rear, radiator and fitted wardrobes.

Bedroom Two
Double glazed window to front, radiator.

Bedroom Three
Double glazed window to front, radiator.

Bathroom
Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Ceramic tiling to walls, radiator and obscured double glazed window to rear.

Outside
To the front of the property is a paved parking area and steps which lead to the entrance door.

The rear garden has been laid to patio for ease of maintenance and is enclosed by a combination of brock wall and timber fencing.

Disclaimer
Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

Council Tax Band
We understand that this property is council tax band B.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Tenancy Unmanaged
This Tenancy will be managed by the landlord.
The tenancy agreement will be set up on an initial 6 months period.
Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Tenancy Fees
Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.
Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.
Please ask a member of staff if you have any questions about our fees.

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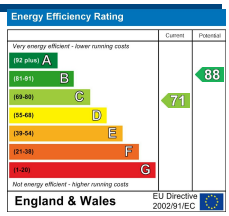
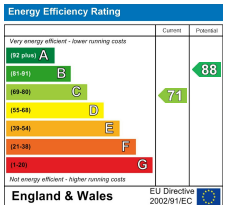
Directions
From leaving the M5 at junction 9 proceed on the A438 towards Tewkesbury. Turn left onto A38 (Gloucester Road). Continue along A38 and turn left into Gupshill Close.





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