



**STEVE GOOCH**  
LETTINGS | EST 1985



## The Mill Great Bouldson Farm Newent GL18 1JJ

- Barn Conversion
- One Bedroom
- Conservatory
- Fitted Kitchen
- Charming period features
- Full of character
- Must be viewed!



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# £795 Per Calendar Month

Lovely barn conversion, packed full of charm and character! Conveniently located on the outskirts of Newent town, set in super rural position, with one double bedroom, living room and conservatory warmed throughout by oil central heating.

## AVAILABLE

June 2026

## PRICE AND OTHER INFORMATION

Rent £795 pcm

Holding Deposit £183.00

5 Week Deposit £917.00

Minimum Income/Earnings Requirement (2.5 x Yearly Rent) £23,850

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

A charming barn conversion with lovely views and features. The accommodation comprises of one double bedroom complete with fitted wardrobes, modern fitted kitchen, living room and conservatory, one parking space all set in a rural location a short distance from Newent town.

## BROADBAND AND MOBILE

BROADBAND - Standard 16 Mbps

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=gl181jj&uprn=10008090006>

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 - 02, Three, Vodafone, EE

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

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.

## ENERGY RATING

64/D

## COUNCIL TAX

Forest of Dean District Council Band B

## SERVICES

Mains water & electric

Sewage septic tank

Heating oil fired 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 (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.

## WHAT THREE WORDS ///

///LEFT.OPTIMISTS.HERBS



## 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.

