



STEVE GOOCH
LETTINGS | EST 1985



8 Quarry Close

Gloucester GL19 3DP

- Three bedroom semi detached home
- Bathroom, en suite to principal bedroom, downstairs cloakroom
- Good size kitchen / breakfast room
- Garage & Parking
- Sought after location and rarely available to rent
- Well cared throughout



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 822829 | lettings@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys

£1,350 Per Calendar Month

Hartpury 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. Hartpury is home to a local Church of England primary school, historic parish church, and the well-regarded Hartpury University and Hartpury 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.

AVAILABLE

July 2026

PRICE AND OTHER INFORMATION

Rent £

ACCOMMODATION

Three bedrooms principal bedroom with en suite shower room, downstairs cloakroom, kitchen / breakfast room, living room, large rear garden, garage and parking

ENERGY RATING

69/C

COUNCIL TAX

Forest of Dean C

BROADBAND AND MOBILE PHONE COVERAGE

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.

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.

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

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.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=GL193DP&uprn=10008092748>

SERVICES

Mains water, electric, sewage

Heating - oil 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.



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.

