



## 2 Perry Field

### Tibberton GL19 3AJ

- Charming Barn Conversion
- Spacious Two Bedroom Property
- Large Garden & Countryside Views
- Downstairs WC & Family Bathroom with Shower Over Bath
- Living Room & Fitted Kitchen
- Air Source Central Heating
- Council Tax Band C EPC Rating C



# £995 Per Calendar Month

Kent's Green enjoys an attractive semi-rural setting within the sought-after village of Tibberton, nestling at the foot of May Hill and well placed for both Gloucester and Newent, being approximately six miles north-west of Gloucester and around five miles from Newent, with convenient access towards the M5 and M50. The village itself offers a well-regarded primary school, a village hall with recreation facilities, and lovely surrounding countryside with local footpaths, making it an excellent choice for those seeking a peaceful rural lifestyle while remaining within easy reach of wider amenities

## PRICE AND OTHER INFORMATION

Rent £995.00  
Deposit £1,148.00 - 5 weeks rental amount  
Holding Deposit £229.00 - 1 weeks rental amount

Please note all applications are subject to earnings / income verification additional information may be 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.

## AVAILABLE

May 2026

## ACCOMMODATION

Barn conversion, comprising of entrance hallway, cloakroom, fitted kitchen, and living room on the ground floor, on the first floor there are two large double bedrooms, and bathroom with shower over bath. Externally there is parking for 2 cars, and a large rear garden.

## ENERGY RATING

80/C

## COUNCIL TAX

Forest of Dean District Council Band C

## RESTRICTIONS

Sorry but no smokers

## DIRECTIONS & WHAT3WORDS

From our office in Newent leave via B4125 heading toward Gloucester, after approx. 1.5 miles just after TRAC Adventure centre turn right signposted for Kents Green, follow the lane for about 1 mile, at the junction turn right onto Kents Green Lane proceed for a short distance and the property will be found on the right hand side just past Five Elms Farm, the property is located along a private driveway. Proceed to the top of the driveway turn left the property will then be found a short distance along on the left hand side.

What3words ///firm.incorrect.crowbar

## BROADBAND AND MOBILE

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 - EE, Three, O2, Vodafone <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.

BROADBAND - Standard 4Mbps, Ultrafast 1000 Mbps

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=g1193ajfuprn=10014327276>

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.

## SERVICES

Mains electric and water  
Sewage shared septic tank  
Heating air source 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.

## VIEWINGS



## 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.