



tag



SALES & LETTINGS



Clifford Avenue, Walton Cardiff, Tewkesbury **£1,250 Per Month**

Deceptively spacious, end of terrace family home located on the development of Walton Cardiff.

Accommodation briefly comprises entrance hall, downstairs cloakroom, lounge, kitchen/dining room, **THREE BEDROOMS** and family bathroom. The property is further complemented by gas central heating, UPVC double glazing, **GARAGE**, off road parking and southerly facing rear garden.

**** Available January 2026 ****

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN

INITIAL PAYMENT

An initial **NON-REFUNDABLE** payment is required for administration purposes and to cover the cost of taking up references. The cost of this is £180.00 plus VAT (£216.00) for administration and £40.00 plus VAT (£48.00) for each applicant to carry out reference check. Applicants must note that the offer of the tenancy is subject to the references being satisfactory. If a guarantor is needed the reference check will be again £40.00 plus VAT (£48.00). If you feel you will need a guarantor please inform us at the start to avoid any unnecessary delays

WE MUST SEE PROOF OF ADDRESS AND PHOTO I.D FOR EVERY APPLICANT BEFORE CARRYING OUT THE REFERENCE CHECK.

The initial payment with one reference check	£220.00 plus VAT (£264.00)
The initial payment with two reference check	£260.00 plus VAT (£312.00)
The initial payment with three reference check	£300.00 plus VAT (£360.00)
The initial payment with four reference check	£340.00 plus VAT (£408.00)
Each additional reference	£40.00 plus VAT (£48.00)

When a company acts as the tenant a reference fee of £40.00 plus VAT (£48.00) will apply plus the administration fee.

SUBSEQUENT PAYMENT

After successful reference the next payment will be required which is detailed below. This payment can be made with either cash, building society cheque, bankers draft or standing order. Whichever payment method is chosen there may be a period of clearance.

➤ DEPOSIT	= £1,442.31
➤ ONE MONTHS RENT IN ADVANCE	= £1,250.00
➤ TOTAL	= £2,692.31
➤ <u>CONTENTS INSURANCE AVAILABLE. PLEASE ASK FOR A QUOTE</u>	

As agents, we would ask all tenants to pay their rent in advance on the anniversary date of the tenancy by standing order. We have no control over standing order you, as the tenant, will be responsible to ensure the correct standing order is set up to pay the full rent on time.

All cheques should be made payable to **TAG RESIDENTIAL LETTINGS LIMITED**.

IMPORTANT NOTE; All tenancies are for a minimum period of six months, it is not possible to move into a property until;

1. Reference checks are completed.
2. Tenancy agreements is signed.
3. Standing order is completed.
4. Cleared funds have been received.