



- Stunning Barn Conversion
- Three Bedrooms
- Impressive Living Room with Logburner
- Kitchen/Breakfast Room
- Utility/Study
- Recently fitted Downstairs Shower Room
- Newly fitted Family Bathroom with shower over bath
- Well tended Garden with lovely views
- Oil Central Heating

Swallow Barn Bulley Lane

Churcham GL2 8BH



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

Residential Sales | Residential Lettings | Auctions | Surveys

£1,500 Per Calendar Month

SWALLOW BARN, BULLEY LANE, CHURCHAM, GL2 8BH is nestled in a delightful semi-rural position, enjoying the charm of village life whilst remaining conveniently placed for access to Gloucester, Newent and the surrounding countryside. Churcham is a sought-after location, well regarded for its peaceful setting, scenic walks and excellent commuter links via the A40 and M50, making it ideal for those looking to enjoy a more tranquil way of life without feeling isolated. Surrounded by attractive countryside and with a strong sense of community, this location offers the perfect balance of rural character and everyday convenience.

AVAILABLE

August 2026

PRICE AND OTHER INFORMATION

Rent £1,500

Holding Deposit £346.00 - 1 weeks rental amount

5 Week Deposit £1,730.00 - 5 weeks rental amount

Minimum Income/Earnings Requirement £45,000 - 2.5 x yearly rental amount

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

The accommodation comprises of THREE bedrooms (two double bedrooms, one single bedroom), impressive living room with log burner, kitchen / breakfast room, utility room / study, downstairs shower room and family bathroom.

ENERGY RATING

61/D

COUNCIL TAX

Forest of Dean District Council - Band 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 - 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 8Mbps, Ultrafast 1000Mbps

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=gl28bh6uprn=10012934977>.

SERVICES

MAINS - Electric & Water

SEWAGE - Septic tank

HEATING - oil central heating system

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.

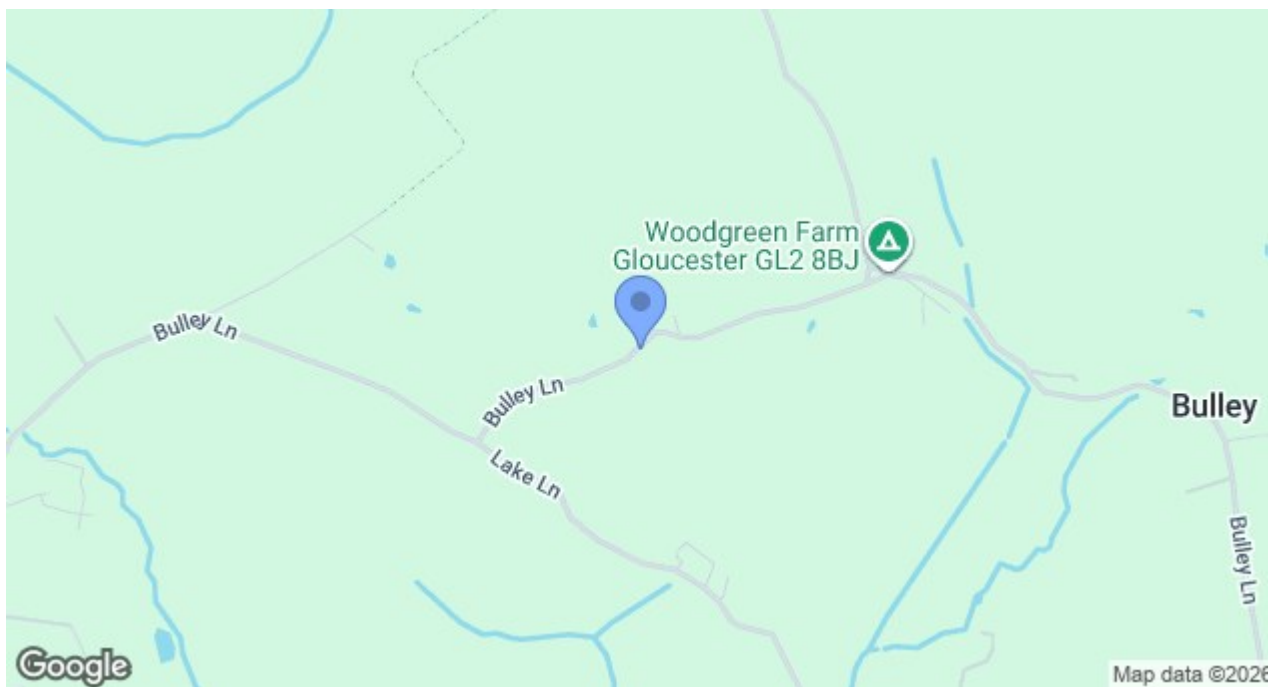
The only charges other than the holding deposit will be rent (1 month in advance) and security deposit (equivalent to 5 weeks rent).

For your re-assurance, Steve Gooch Lettings have client money protection through ARLA Propertymark and all security deposits are lodged with the Deposit Protection Service.

For Assured Shorthold Tenancy Agreements, our minimum period is 6 MONTHS.

VIEWINGS

Strictly through the Landlords Agent - Steve Gooch, Office Opening Hours - Monday to Friday 9.00am - 6.00pm and Saturday, 9.00am - 12.30pm.



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.

