



7 Culver Street

Newent GL18 1DB

- Cottage in the Heart of the Market Town of Newent
- Living room
- Modern Fitted Kitchen / Breakfast Room
- Two Double Bedrooms
- Shower Room
- En suite Bathroom
- Gas Central Heating & Double Glazing
- Council Tax Band C & Energy Rating C



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

£925 Per Calendar Month

Living in Newent, Gloucestershire offers a peaceful blend of rural charm and strong community spirit. This small historic market town, set on the edge of the Forest of Dean, is known for its picturesque countryside and welcoming atmosphere. Residents enjoy a slower pace of life, with local shops, pubs, and regular events like fairs and markets helping to bring people together. Despite its tranquil setting, Newent remains well-connected to nearby towns such as Gloucester, making it ideal for those who want countryside living without feeling isolated. Overall, it's a place where nature and community combine to create a relaxed and friendly way of life.

Newent benefits from convenient transport links, with key routes such as the A40 and A417 providing easy road access to nearby towns like Gloucester and Ross-on-Wye, as well as connections to the M50 and M5 motorways, alongside regular bus services linking it to the wider Gloucestershire area.

AVAILABE NOW !

ACCOMMODATION

End terrace cottage style property with living room, fitted modern kitchen / breakfast room, two double bedrooms, shower room and en suite bathroom with gas central heating and double glazing

PRICE AND OTHER INFORMATION

Rent £925.00

Deposit £1,067.00 - 5 weeks rental amount

Holding Deposit £213.00 - 1 weeks rental amount

Earnings / Income required £27,750 - 2.5x times yearly rent

COUNCIL TAX

Forest of Dean District Council Band C

SERVICES

MAINS - water, gas, electric and sewage

ENERGY RATING

69/C

BROADBAND AND MOBILE

BROADBAND - Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=gl181db&uprn=100120449095>

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 - 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.

VIEWINGS

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

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.

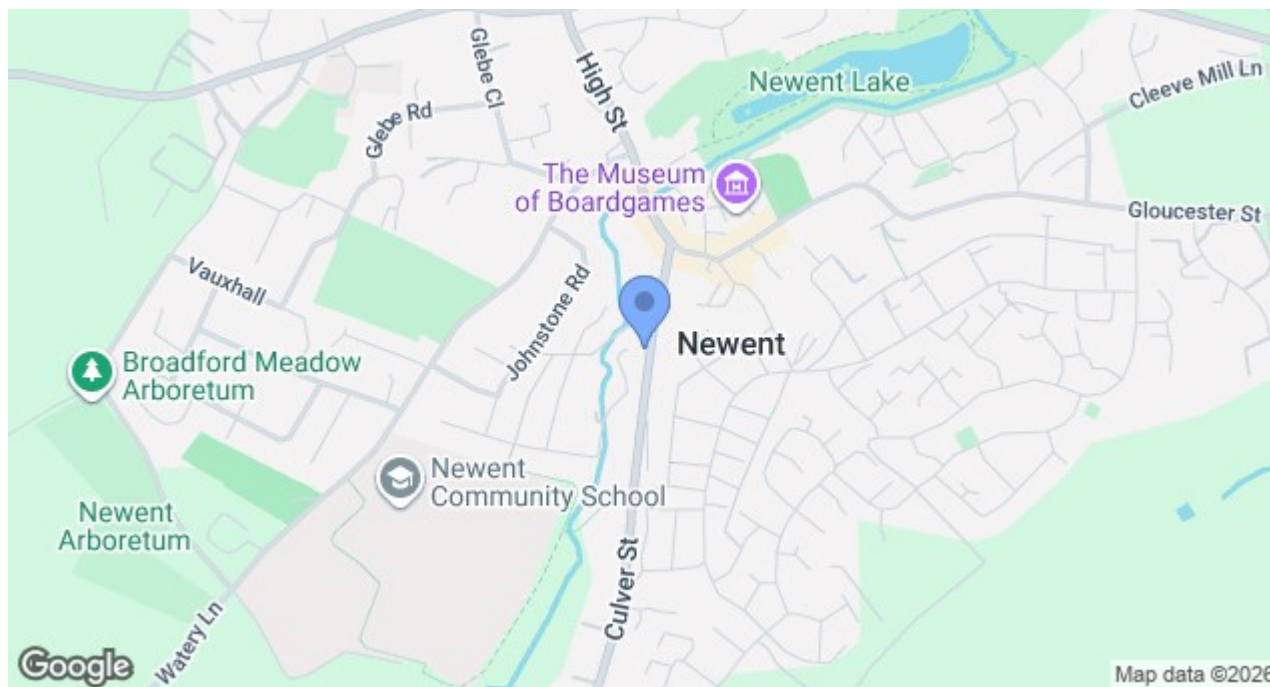
If you are not successful with your application as a result of you providing incorrect information such as earnings or failure to disclose issues in your credit history and subsequently not in a position to move forward with the tenancy within 14 days, this holding deposit will be forfeited.

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.



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.