



STEVE GOOCH
LETTINGS | EST 1985



17 Orchard Rise

Newnham GL14 1AL

- Large Semi Detached Home
- Two Double Bedrooms
- Modern fitted Kitchen / Breakfast Room
- Well Appointed Property Throughout
- Driveway with Ample Parking
- Established Gardens Front and Rear
- Popular Village Location
- Energy Rating 64/D & Council Tax Band C



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Residential Sales | Residential Lettings | Auctions | Surveys

£1,200 Per Calendar Month

Newnham on Severn is a highly regarded and historic village set on the banks of the River Severn, within easy reach of the Forest of Dean, Gloucester and the A48. The village is well known for its attractive period properties, conservation area, riverside walks and far-reaching views across the Severn, as well as being a popular viewing point for the famous Severn Bore. Newnham offers a welcoming community atmosphere with local amenities including a primary school, church, village hall, community library and local businesses, while the surrounding countryside provides excellent opportunities for walking, cycling and exploring the wider Forest of Dean and Wye Valley. Its combination of heritage, scenery and convenient road links makes it a particularly desirable Gloucestershire village location.

AVAILABLE NOW!

PRICE AND OTHER INFORMATION

Rent £1,200
Holding Deposit £276.00 - 1 weeks rental amount
Deposit £1,384 - 5 weeks rental amount
Earnings / Income Required £36,000 - 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

Large two bedroom home with accommodation comprising of modern fitted kitchen / breakfast room, large living room, two double bedrooms and modern fitted shower room. Externally there is a driveway providing ample parking, mature gardens to the front and rear of the property.

ENERGY RATING

64/D

COUNCIL TAX

Forest of Dean District Council Tax Band C

SERVICES

Mains gas, electric, water and sewage

Heating - mains gas central heating

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.

INTERNET - Standard 10 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

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=gl141al6uprn=100120450283>

MOBILE - Three, EE, 02, 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.

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.

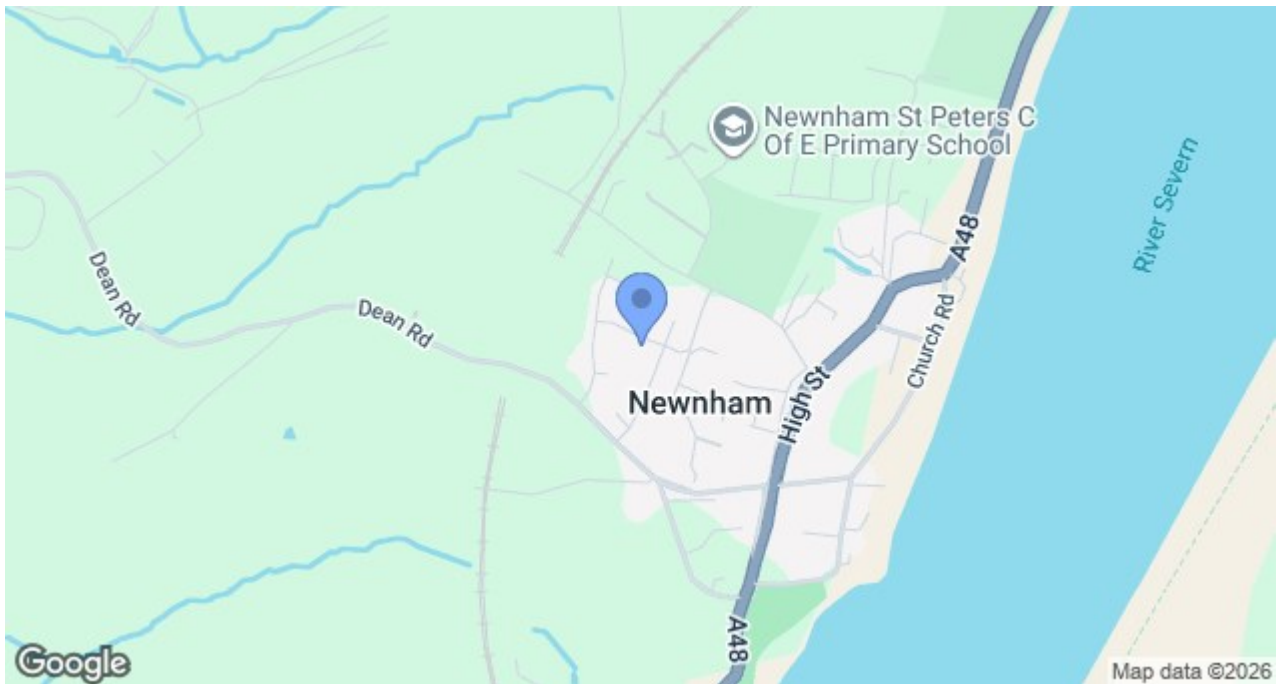
Other fees which may apply during the tenancy such as loss of keys or replacement security devices (cost of replacement), changes to the signed tenancy agreement (£60 inc VAT), failure to pay rent due (3% above Bank of England base rate interest on arrears) and early release from a signed fixed term 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

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.

