



Fairbank Moat Lane

GL19 3QG

- Stunning Detached Bungalow
- Two / Three bedrooms
- Private location set on a plot size of Circa 0.61 acres
- Large modern fitted kitchen with range cooker
- Superb open plan family / dining room
- Living room with feature cotswold stone wall and multi burner stove
- LPG central heating



£1,800 Per Calendar Month

Moat Lane enjoys a peaceful semi-rural setting in the sought-after village of Staunton, surrounded by attractive Gloucestershire countryside while remaining conveniently placed for everyday amenities and commuting. The village benefits from a local primary school, with Staunton & Corse C of E Academy serving the community, while the nearby city of Gloucester and market town of Newent provide a wider range of shops, leisure facilities and services. Excellent road connections are available via the A417, A40 and M50, providing convenient access towards Gloucester, Cheltenham, Ross-on-Wye and the wider motorway network, making the area an appealing choice for those seeking a rural lifestyle without feeling isolated.

AGENTS NOTE

Please may all viewers be informed that the rental cost is to include gardening and ongoing upkeep of the circa 0.61 acre plot

AVAILABLE

September 2026

PRICE & OTHER INFORMATION

Rent £1,800

Deposit £2,076 - 5 weeks rental amount

Holding Deposit £414 - 1 weeks rental amount

Earnings / Income required £54,000 per year which is 2.5 x yearly rent

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.

ACCOMODATION

Detached bungalow set in a plot of Circa 0.61 acres accommodation comprising large living room with multi fuel burning stove, bedroom three / study, large fitted kitchen with range cooker, stunning open plan family / dining space, utility room, and cloakroom, two double bedrooms one with built in wardrobes. Externally the property is set in a large plot with mature trees and shrubs, and has ample parking.

ENERGY RATING

TBC

INTERNET AND MOBILE COVERAGE

Broadband - Standard 19Mbps, Ultrafast 1800 Mbps

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=gl193qg&uprn=100120454208>

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, Vodafone, 02

<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

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.

SERVICES

MAINS - Gas, water, electric and sewage, Liquid propane gas

Heating - LPG gas central heating

COUNCIL TAX

Forest of Dean District Council Band E

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.

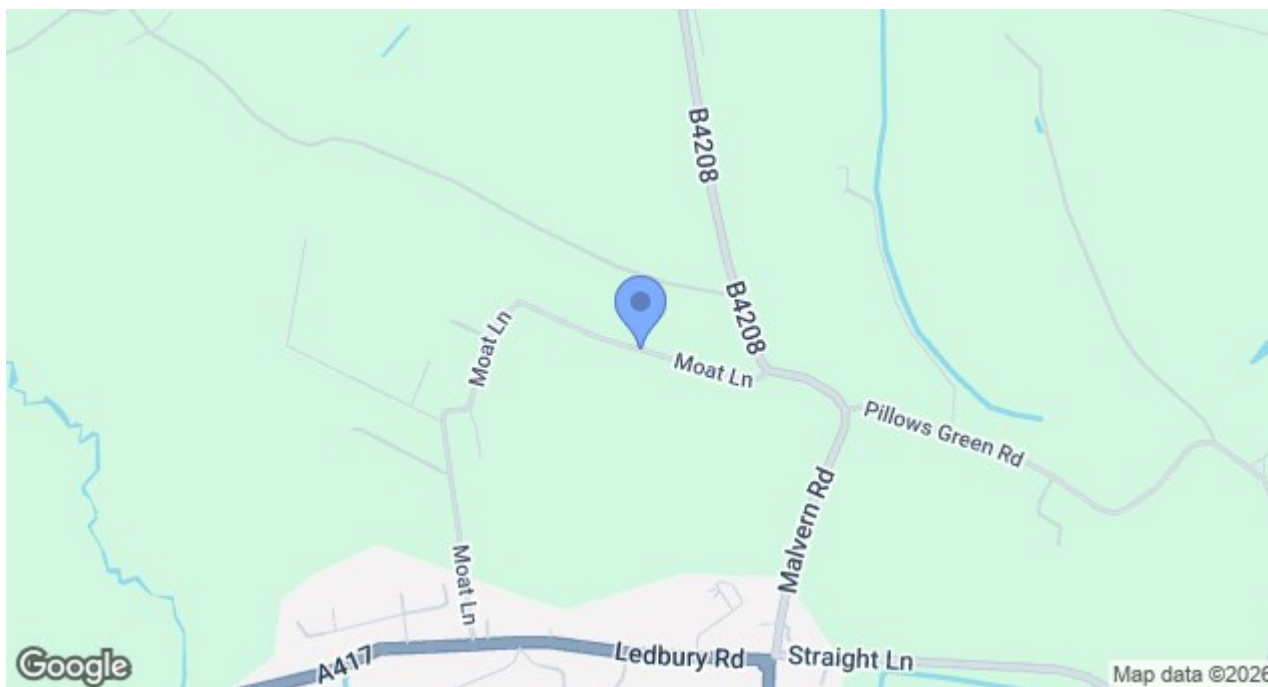
Other fees which may apply during the tenancy such as loss of keys or replacement security devices (cost of replacement), changes to the signed tenancy agreement (£60 inc VAT), failure to pay rent due (3% above Bank of England base rate interest on arrears) and early release from a signed fixed term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

