STEVE GOOCH
LETTINGS | EST 1985



8 Hartlands

Newent GL18 1SA

- Three bedrooms
- Modern fitted kitchen / breakfast room
- Garden / Sun Room
- Utility Room
- Downstairs cloakroom
- Bathroom with separate shower cubicle
- Living room
- Gardens front and rear

£1,050 Per Calendar Month

Hartlands is a popular residential area situated on the edge of the historic market town of Newent, offering a convenient setting within easy reach of the town centre and its excellent range of everyday amenities. Newent provides a variety of independent shops, cafés and pubs, together with supermarkets, schools, doctors, dentists and leisure facilities, while the picturesque Newent Lake and surrounding countryside provide plenty of opportunities for walking and recreation. The town is also well placed for commuters, with road links towards Gloucester, Ross-on-Wye and the M50/M5 motorway network, making Hartlands an attractive location for families, professionals and those looking to enjoy market-town living with good access to the surrounding area.

AVAILABLE
NOW !

PRICE AND OTHER INFORMATION
Rent £1,050
Holding Deposit £242.00 1 weeks rental amount
Deposit £1,211 - 5 weeks rental amount
Minimum Income/Earnings Requirement £31,500pa

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
A fabulous THREE BEDROOM end terrace house with kitchen / breakfast room which features a delightful soft grey modern fitted kitchen, a part glazed door leads you into the garden room and utility area. Upstairs you will find two double bedrooms and a single bedroom along with the modern bathroom suite including separate shower cubicle.

ENERGY RATING
62/D

BROADBAND AND MOBILE 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.

BROADBAND - https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=gl181sa&uprn=100121244223

Standard 15Mbps, 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.

MOBILE - https://www.ofcom.org.uk/mobile-coverage-checker

EE, Three, 02, Vodafone

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.

COUNCIL TAX
Forest of Dean District Council - Band B

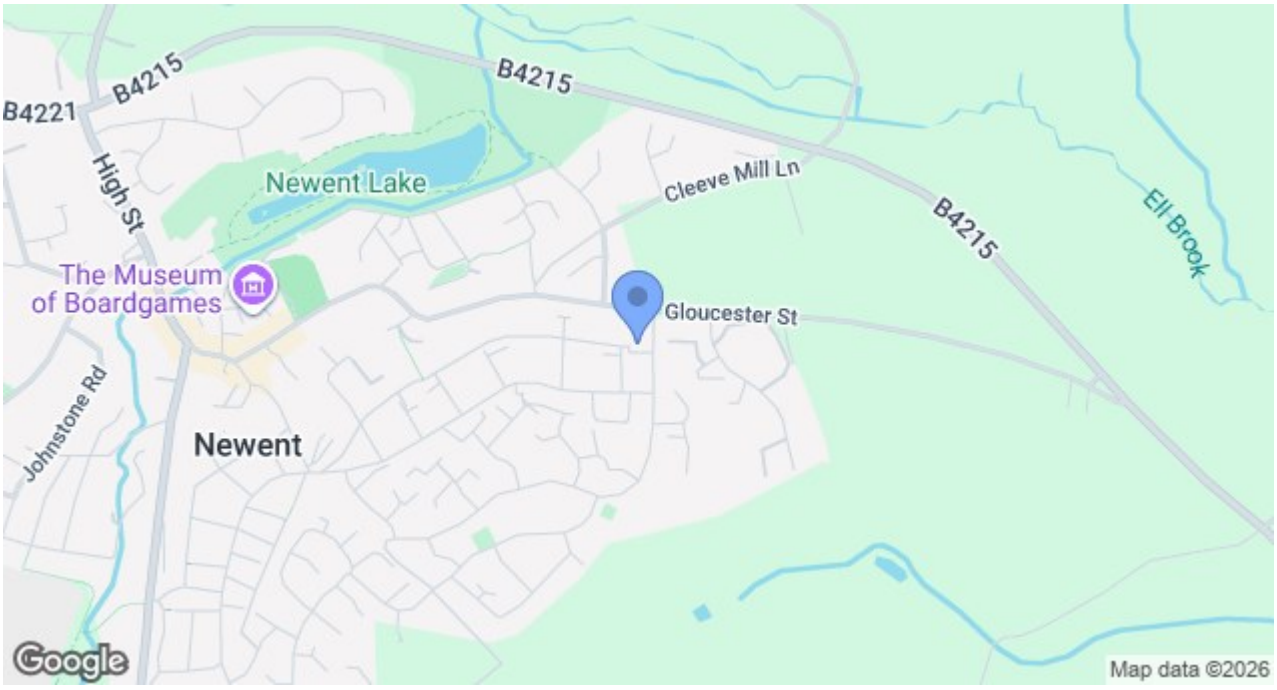
SERVICES
Mains gas, water, electric, sewage

HEATING - Gas central heating

RESTRICTIONS
Strictly No Pets or Smokers

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.

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.