STEVE GOOCH
LETTINGS | EST 1985



3 Southall Terrace

Newent GL18 1JT

- Rural Location
- Three Bedrooms
- Two Kitchens
- Utility Room
- Sun Room
- Off Road Parking
- Electric Storage Heating & Double Glazed

£995 Per Calendar Month

Situated in the charming rural village of Cliffords Mesne, approximately two miles from the market town of Newent, 3 Southall Terrace enjoys an appealing countryside setting surrounded by the attractive Gloucestershire landscape. The location also offers convenient access towards Gloucester, Ross-on-Wye, Ledbury and the M50 motorway, making it an attractive choice for those wishing to enjoy rural living while remaining within reach of surrounding towns and transport links.

AVAILABLE
September 2026

PRICE AND OTHER INFROMATION
Rent £995.00
Deposit £1,148- 5 weeks rental amount
Holding Deposit £229.00 - 1 weeks rental amount
Earnings Required £29,850 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.

ACCOMMODATION
The property comprises on the ground floor of kitchen / utility room, further kitchen, boot room / utility area, large living room leading into the sun room, on the first floor there are two double bedrooms and a single, bathroom with shower over bath, and separate WC. Externally there is off road parking to the front and an excellent size rear garden.

COUNCIL TAX
Forest Of Dean District Council Tax Band C

ENERGY RATING
39/E

SERVICES
Mains; Electric
Mains; Sewage and Water
Heating; Electric Storage Heater

BROADBAND SPEED
Standard 4 Mbps
Ultrafast 1800 Mbps

https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=gl181jt&uprn=10012752597

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 - 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 PHONE COVERAGE
Please note that given the rural location of the property the mobile phone signal is poor inside the property.

EE; Likely
Three; Limited
O2; Likely
Vodafone ; Likely

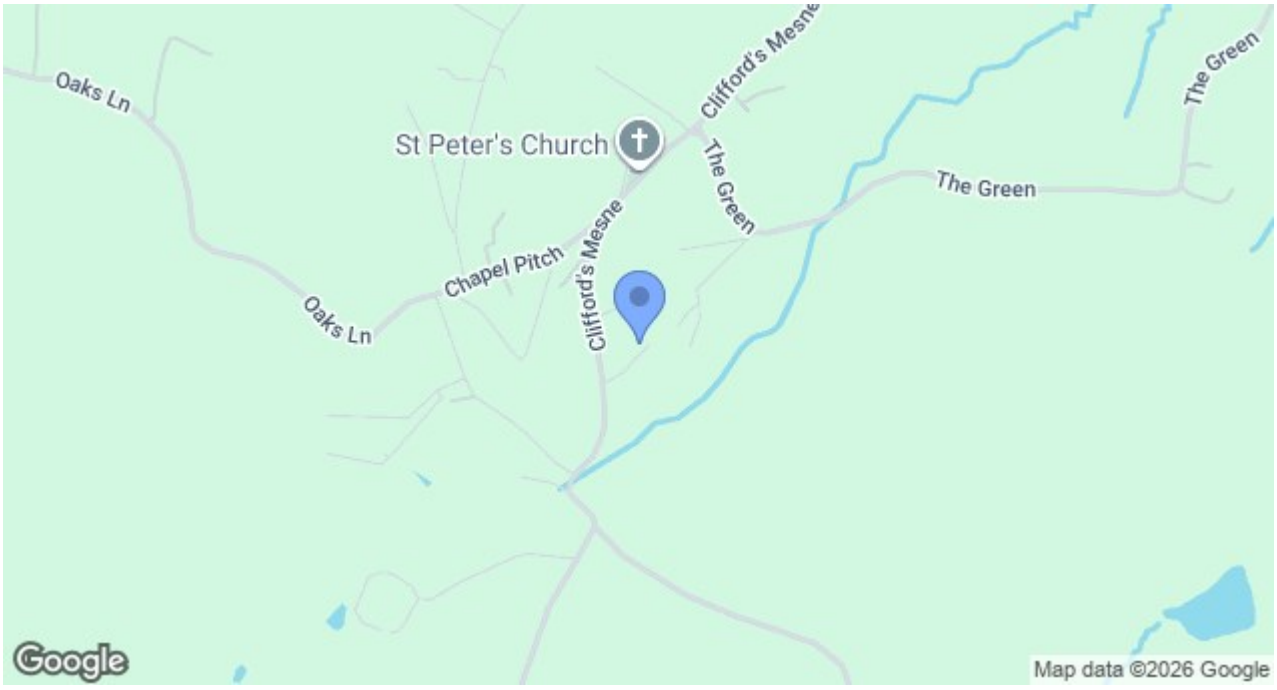
https://www.ofcom.org.uk/mobile-coverage-checker

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.

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.