



Patchwell House East Street Lydney GL15 6TG

- Three Bedroom Detached Cottage
- Ample Off Road Parking
- Master Bedroom To Include En-Suite
- Spacious Living And Kitchen Space
- Seasonal Gardener Included In Rent
- Beautiful Countryside Views
- Oil Central Heating
- Council Tax Band E & Energy Rating 42/E



£1,850 Per Calendar Month

Set within a picturesque village. St Briavels offers a welcoming community, a well-regarded primary school and beautiful countryside walks close by. The nearby Forest of Dean and Wye Valley provide endless opportunities for outdoor pursuits, while Lydney, Coleford and Chepstow offer a wider range of shops, services and transport connections.

GARDENING

Gardening costs are included in the rental amount. Garden maintenance to include grass and hedge cutting.

AVAILABLE

October 2026

ACCOMMODATION

Accommodation boasting three generous double bedrooms with main bedroom to feature en-suite shower room, main bathroom, dining room, spacious living room with French doors leading to garden, office / study, fitted kitchen to include Stanley range cooker and separate electric hob and oven, utility room and downstairs W/C.

PRICE AND OTHER INFORMATION

Rent: £1,850 Per Calendar Month

Deposit: £2,134 - 5 weeks rental amount

Holding Deposit: £426.00 - 1 weeks rental amount

Minimum Income/Earnings: £55,500

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.

ENERGY RATING

42/E

COUNCIL TAX BAND

Forest of Dean District Council Tax Band E

SERVICES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil Central Heating

BROADBAND SPEED

Please note any prospective tenant/s are advised to make their own investigations to ensure that the coverage / speeds available are suited to their individual needs.

Standard: 18 Mbps, Superfast: 80 Mbps, Ultrafast: 1000 Mbps

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 any prospective tenant/s are advised to make their own investigations to ensure that the coverage / speeds available are suited to their individual needs.

EE, Three, O2 & Vodafone

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.

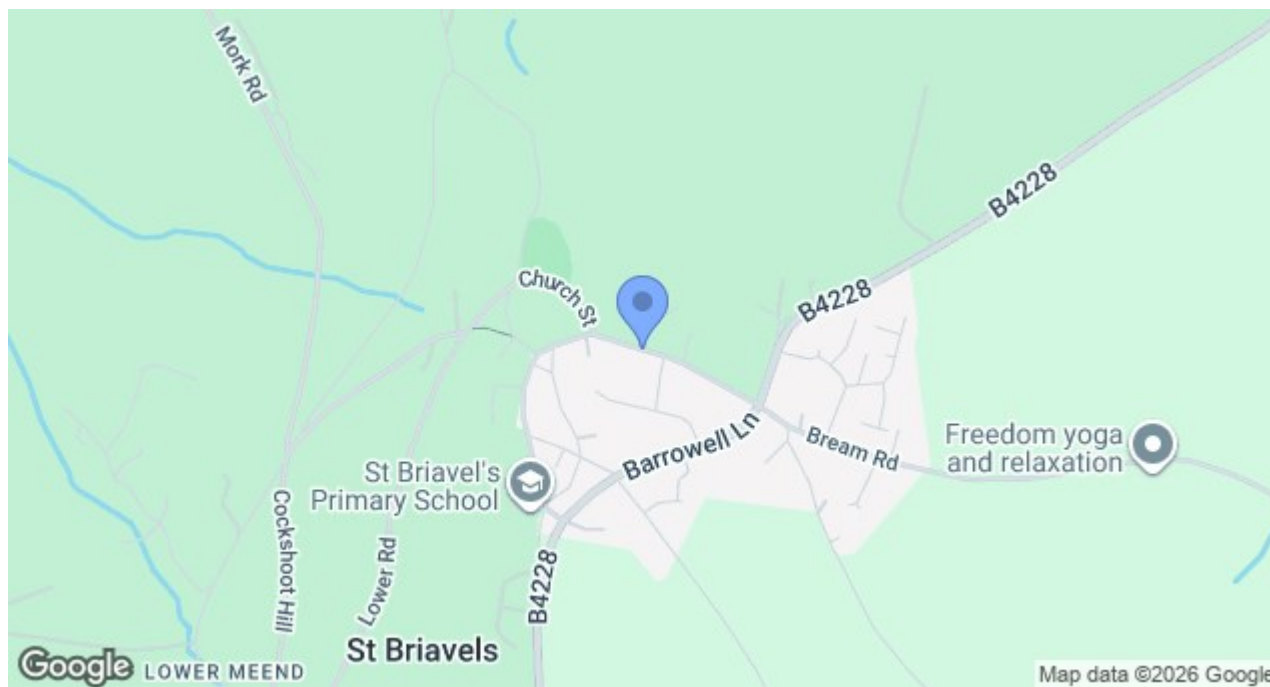
Other fees which may apply during the tenancy such as loss of keys or replacement security devices (cost of replacement), changes to the signed tenancy agreement (£60 inc VAT), failure to pay rent due (3% above Bank of England base rate interest on arrears) and early release from a signed fixed term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

