

Welland Road, Quedgeley GL2 4SG £1,100 PCM



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Mid Terraced House
 Two Bedroom
 Generous Rear Garden
 Gas
 Central Heating
 Parking for Two Vehicles and Single Garage
 EPC C71



Unit A2 Spinnaker House Spinnaker Road, Gloucester, GL2 5FD
01452 398010 Opt2
docks.lettings@naylorpowell.com
www.naylorpowell.com

£1,100 PCM

A well presented two bedroom mid terrace house situated within the popular area of Q u e d g e l e y . I h e accommodation comprises; kitchen, lounge/diner, two bedrooms and a bathroom. Further benefits include a low maintenance garden as well as a single garage with parking for two vehicles.

This property is available late October and is managed by Naylor Powell. There is a restriction of no pets or smokers.

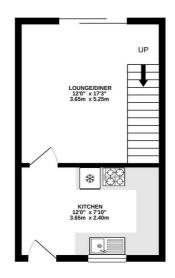


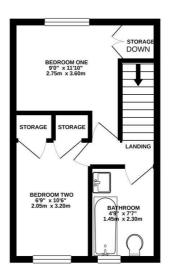






GROUND FLOOR 264 sq.ft. (24.5 sq.m.) approx. 1ST FLOOR 264 sq.ft. (24.5 sq.m.) approx.





TOTAL FLOOR AREA: 528 sq.ft. (49.0 sq.m.) approx.

Whilst every attempt has been make to ensure the accuracy of the thorpian containable free, measurements of doors, wholess, rooms and also other times are approximate and no responsibly is taken for any error, prospective parchaser. The services, systems and applicances shown have not been tested and no goarantee as to their operability or efficiency can be given.

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been lested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





Administration charges

Holding Deposit (per tenancy) One week's rent. This is to reserve a property.
Please Note: This will be withheld if any relevant person

(including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as

mutually agreed in writing).

Security Deposit (per tenancy. Rent

Five weeks' rent.

under £50,000 per year)This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) during the tenancy.

Six weeks' rent.

This covers damages or defaults on the part of the tenant

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is

more than 14 days in arrears.

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Lost Key(s) or other Security Device(s)

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Tenants are liable to the actual cost of replacing any lost

key(s) or other security device(s). If the loss results in locks

needing to be changed, the actual costs of a locksmith.

new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the

tenant. If extra costs are incurred there will be a charge

key(s) or other security device(s).

of £15 per hour (inc. VAT) for the time taken replacing lost

Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Redress Scheme

Naylor Powell's chosen redress scheme is The Property Ombudsman, Milford House, 43 - 55 Milford Street, Salisbury, Wiltshire, SP1 2BP. Tel: 01792 333306

As licensed members of ARLA Propertymark we are part of the Propertymark Client Money Protection Scheme.

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