STEVE GOOCH
LETTINGS | EST 1985



8 Townsend

Ruardean GL17 9TR

- Available NOW !
- Three Bedroom Semi Detached Cottage
- Newly Fitted Modern Kitchen
- New Heat Pump Central Heating
- Living room & Large Entrance Porch
- Downstairs Cloakroom
- Large Established Gardens with shed and outbuilding
- Bathroom with Shower Over Bath

£950 Per Calendar Month

Townsend is situated in the charming village of Ruardean, nestled within the beautiful Forest of Dean countryside. This popular village enjoys a peaceful, semi-rural setting with lovely countryside walks, woodland trails and scenic views towards the Wye Valley and Welsh mountains. The nearby towns of Cinderford, Coleford and Ross-on-Wye provide a selection of shops, supermarkets and leisure facilities. Combining the tranquillity of village life with convenient access to surrounding towns, Townsend is an appealing location for those looking to enjoy the best of countryside living.

PRICE AND OTHER INFORMATION

Rent £950
Deposit £1,096 - 5 weeks rental amount
Holding Deposit £219 - 1 weeks rental amount
Earnings / Income required £28,500 - 2.5 x yearly rental value

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.

AVAILABLE

Now !

ACCOMMODATION

Newly fitted kitchen, living room, porch and downstairs WC on the ground floor on the first floor there are two double bedrooms, one single and family bathroom with shower over bath. Externally there is a large garden.

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.

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.

Internet

Standard 4Mbps, Ultrafast 1800 Mbps

https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=gl179tr&uprn=100120450654

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, 02, Vodafone

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.

ENERGY RATING

56/D

COUNCIL TAX

Forest of Dean District Council

Band - B

SERVICES

Mains - water, sewage and electric

Heating - electric heat pump



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.