

***34 LYNMOUTH ROAD, HUCCLECOTE, GLOUCESTER, GL3 3JD***

***£1,425 PER CALENDAR MONTH***

***COUNCIL TAX BAND C***







**\*\*New Instruction and Available For Immediate Tenancy\*\***

Having just undergone a complete refurbishment, this 3 bedroom family home in Hucclecote is presented in immaculate condition and early viewing is advised.

**\*Pre-Recorded Video Tour Available On Request\***

Briefly comprising of entrance hall with storage, front facing living room, spacious kitchen/dining/family room, side conservatory space, two double bedrooms, family bathroom with separate shower and bath and third single bedroom/office.

Further benefits include double glazing throughout, gas central heating, large rear garden with storage shed and private driveway parking.

Tenant Fees & Charges (for tenancies signed after 1st June 2019)

**PRIOR TO TENANCY**

Holding Deposit: Equivalent to 1 weeks rent

Deposit: Equivalent to 5 weeks rent for rent under £50,000 or 6 weeks for rents if £50,000 and above

1st months rent: 1st month's rent (less holding deposit previously paid)

**DURING TENANCY (if applicable)**

Changes to tenancy agreement: £50 inc vat (ie. change of occupier etc)

Replacement for lost keys/security device: Reasonable cost of replacement

Early release from tenancy: If agreed by landlord, remainder of rent until end of tenancy or new tenant moved in plus re-letting costs

Arrears: 3% above Bank of England base rate interest for arrears over 14 days

Utility payments: Where written in tenancy agreement for utilities, TV licence, council tax, communication service etc

Pets: Pets cannot be considered unless stated in the property advert

Client Money Protection (CMP): Safeagent

Redress scheme: The Property Ombudsman

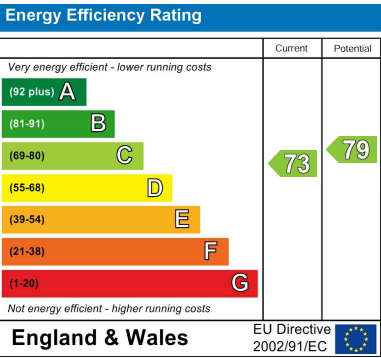












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