

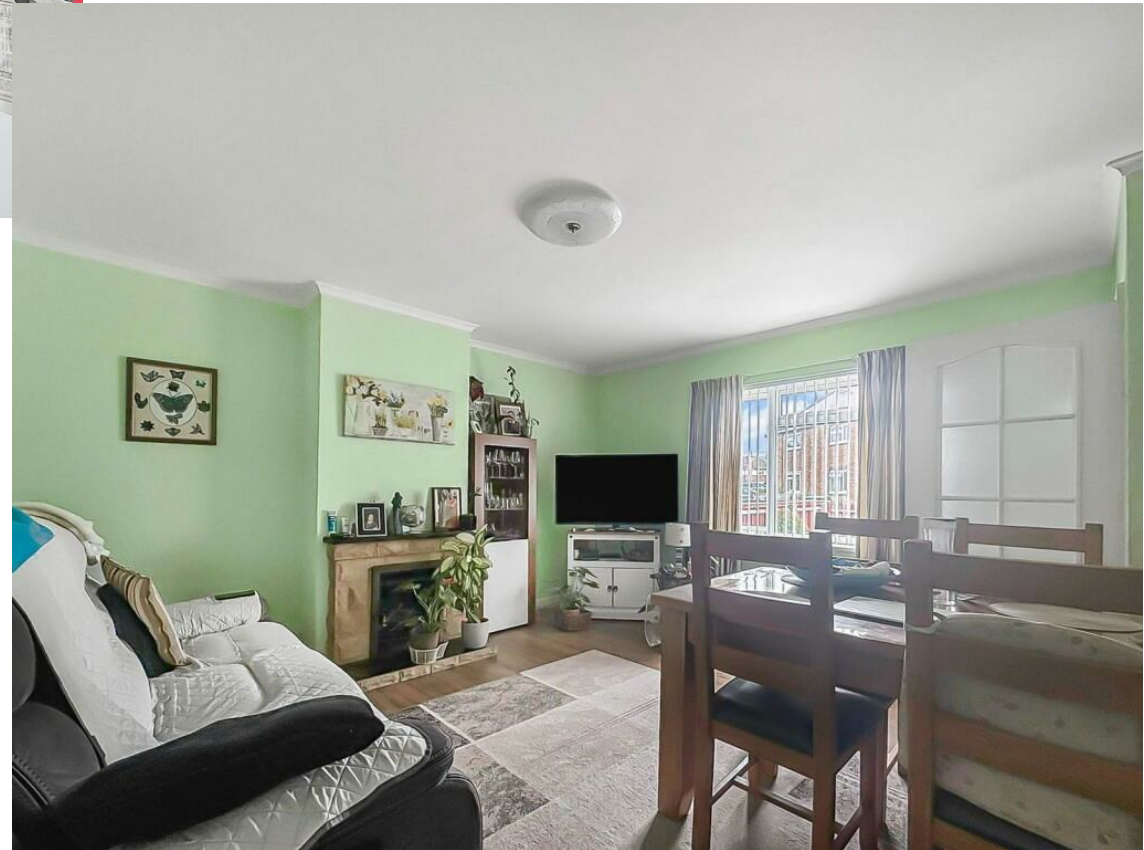


**18 SEVERN ROAD, CHELTENHAM, GL52 5PZ**

**£1,350 PER MONTH**

**COUNCIL TAX BAND B**





\*New To The Market\* Three-Bedroom Semi-Detached Home in Cheltenham – Available from 20th August '26 on an Unfurnished Basis.

\*Pre-Recorded Video Tour available on request\*

Early viewing is highly recommended for this conveniently located, three-bedroom semi-detached home offering spacious and versatile living, perfect for families.

The property features a bright front reception room, a well-appointed kitchen, a shower room and separate WC on the ground floor. Upstairs, you'll find three generously sized bedrooms with further cloakroom off the master bedroom.

Outside, the home benefits from a driveway to the front providing off-road parking, which leads to a useful storage area and access to a fantastic, family-friendly garden.

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

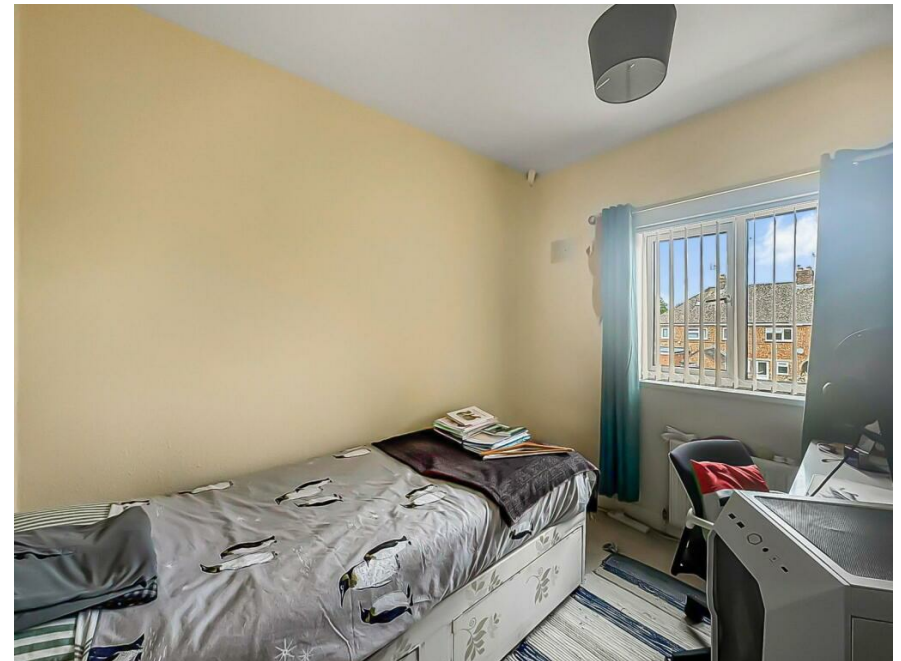
Early release from tenancy: If agreed by landlord, remainder of rent until end of tenancy or new tenant moved in plus re-letting costs

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

Client Money Protection (CMP): Safeagent

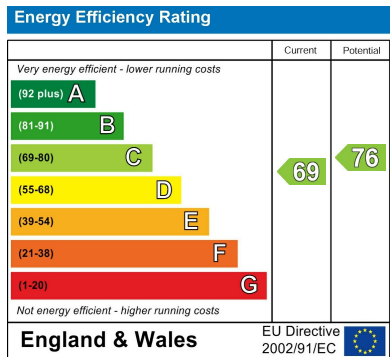
Redress scheme: The Property Ombudsman











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