

1 Mill Grove, Quedgeley, Gloucester, GL2 4PD



£650 pcm

Three Bedroom End Terrace House

Unfurnished

Lounge

Kitchen with Appliances

Gas Central Heating & Double Glazing

Garden & Off Road Parking

Available: Now

Sorry no Pets, Smokers, DSS Applicants Possibly Considered



TO VIEW CALL (01452 541561

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating (CO ₂)		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

INITIAL PAYMENT – 1 Mill Grove Quedgeley Gloucester GL2 4PD

An initial non-refundable payment is required for administration purposes and to cover the cost of taking up references. Applicants should note that the offer of a tenancy is subject to satisfactory references. Guarantors will also be charged £40.00 inc VAT reference fee. If you feel you need a guarantor please make us aware before any reference checks are carried out.

WE MUST SEE PROOF OF ADDRESS FOR EVERY APPLICANT BEFORE CARRYING OUT THE REFERENCE CHECK & PHOTO ID

The initial payment with 1 reference check carried out is: -	£220.00
The initial payment with 2 reference checks carried out is: -	£260.00
The initial payment with 3 reference checks carried out is: -	£300.00
The initial payment with 4 reference checks carried out is: -	£340.00
Each additional reference costs: -	£ 40.00

When a company will act as the tenant, an initial fee of £270.00 inc VAT will apply.

SUBSEQUENT PAYMENT

After successful references, your second up-front payment will be required and this amount is detailed below. This payment can be made by cash, bankers draft or cheque prior to the tenancy commencing and, in the case of payments made by cheque; we require the cheque at least 10 days in advance to allow for clearance.

Deposit -	£850.00
1 Months rent in advance -	£650.00
£7,500 contents insurance for 6 months -	£67.50
<u>Total due in 'cash' or 'bankers draft' -</u>	<u>£1567.50</u>

As agents, we ask all tenants to pay their rent in advance on the anniversary date of the tenancy by standing order, as we have no control over standing orders you will be expected to ensure the correct standing order is set up with your bank to pay the rent on time.

All cheques should be made payable to 'MICHAEL TUCK LETTINGS LTD'.

*When taking contents insurance you must ensure you are fully protected to cover the full replacement cost of your personal belongings in the event of a claim, we are able to offer higher or lower contents cover if requested and stress you check carefully before agreeing to only £7,500 worth of cover. The insurance is optional is tenants have their own cover.

PLEASE NOTE: - All tenancies are for a minimum term of six months, we cannot and will not, allow anyone to move into a property if the tenancy agreements have not been signed by all relevant parties or the advanced monies due above have not been paid