

## 5 Moorhen Court, Quedgeley, Gloucester, GL2 4LE



**£1,400pcm**

**5 Bedroom Detached with Double Garage**

**Lounge & Separate Dining Room**

**Kitchen/Diner & Separate Utility & Cloakroom**

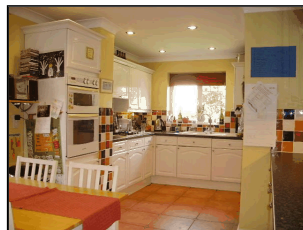
**Large Conservatory & Study**

**Ensuite Wet Room to Master Bedroom**

**Well Stocked & Enclosed Garden (Gardener supplied)**

**Availability to be confirmed.**

**Restrictions : No Housing Benefit Applicants & No Smokers.**



**TO VIEW CALL ( 01452 541561**

**INITIAL PAYMENT** – 5 Moorhen Court Quedgeley Gloucester Gloucestershire GL2 4LE

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 -	£1600.00
1 Months rent in advance -	£1400.00
£7,500 contents insurance for 6 months -	£67.50
<b><u>Total due in 'cash' or 'bankers draft' -</u></b>	<b><u>£3067.50</u></b>

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**