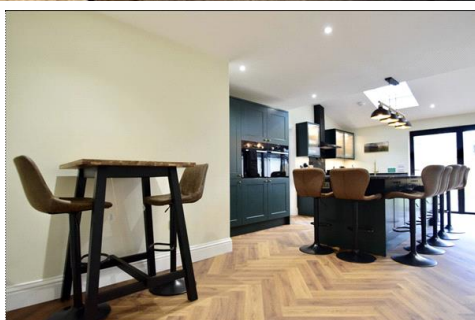




**01454 326846**

[contact-us@mwfarringtons.co.uk](mailto:contact-us@mwfarringtons.co.uk)



## THE NOOK, ALKERTON, EASTINGTON, STONEHOUSE

**£2,000 PCM**

AVAILABLE NOW PENDING RELEVANT AGENT CHECKS!  
A beautifully decorated four bedroom semi detached property in Eastington, Gloucestershire on the edge of the Cotswolds available for long term rental.

For more information, please contact Farringtons on 01454 326846.

- Available now subject to relevant checks
- Open Plan Living / Kitchen & Dining Area
- Council Tax BAND B
- Enclosed Rear Garden
- Modern Fitted Kitchen
- EPC Rating C

**AVAILABLE NOW PENDING RELEVANT AGENT CHECKS!**

Farringtons are pleased to market The Nook, Eastington which is a beautiful four bedroom semi detached property on the edge of the Cotswolds.

The ground floor of the property offers open plan kitchen/dining/living area with bi-fold doors, downstairs bedroom shower room and utility room.

The first floor offers three good size bedrooms and a large modern family bathroom with bath and shower cubicle.

Further benefits include UPVC double glazing, gas central heating and an enclosed rear garden with patio and grassed area.

Just a short walk away there is a cafe, public house and a convenience store next door for those day to day items.

Very close to local amenities and the M5 motorway for commuters

Pets are considered for the right applicant

EPC rating C  
Council Tax BAND B

**Permitted Payments:**

1. A "Holding Deposit of £460.00 equivalent to 1 weeks rent will be required to secure the interest in this property. This amount is non refundable should you withdraw from the application or submit false information on your application from.
2. A "Deposit" of £2305.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are considered, this will be subject to an increase in rent of £20.00 per month
4. A Payment of £50.00 will be due if you want to change the tenancy agreement
5. Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's interest base rate
6. Payment of £5.00 per key for the reasonably incurred costs for the loss of keys.
7. Costs for Security Keys & devices are subject to the manufacturer so we are unable to give exact costs until requested.
8. Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

**Tenant Protection:**

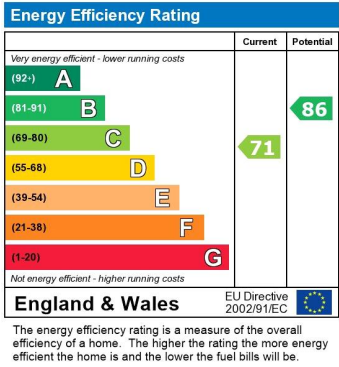
Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Council Tax Band: B  
Deposit: £2,305  
Holding Deposit: £460





THE NOOK, ALKERTON, EASTINGTON, STONEHOUSE  
£2,000 PCM



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.