

Gardner Way, Cirencester, Gloucestershire



- Detached house • 3 bedrooms • 2 bathrooms • Garage & off-street parking • Popular location • Unfurnished • EPC B

Rent £1,650 per month
perrybishop.co.uk



Key Features



3
Bedrooms



2
Bathrooms



1
Receptions

About the property

Perry Bishop are delighted to offer this detached 3-bedroom family home within easy reach of Cirencester town centre.

The property briefly comprises of:

Entrance hallway with space for coats/shoes.

Open plan kitchen/diner with a range of wall and base units, oven/hob and extractor, and space for dishwasher and fridge/freezer.

There is also a separate utility room with space for a washing machine and tumble dryer, as well as a handy pantry space.

The good-sized lounge has double doors leading to the enclosed rear garden.

To the first floor there are three good sized bedrooms, with the main bedroom benefitting from an en-suite shower room.

The family bathroom comprises of shower over the bath, basin and WC.

To the front there is a single garage as well as driveway parking.

The property is warmed by gas central heating and has double glazed windows throughout.

Available 21st September.

Amenities

Cirencester is an attractive and historic market town situated in the heart of the Cotswolds, renowned for its handsome architecture, thriving town centre and excellent range of amenities. Often referred to as the 'Capital of the Cotswolds', the town combines a rich Roman heritage with a vibrant and welcoming community, making it a highly desirable place to live.

The town centre offers an excellent selection of independent boutiques, cafés, restaurants and traditional pubs, alongside well-known high street retailers and everyday services. There are several supermarkets, leisure and sporting facilities, healthcare services and a regular programme of markets and local events. Cirencester is also home to the impressive Parish Church of St John Baptist, while nearby Cirencester Park provides extensive green space and beautiful surroundings for walking and recreation.

The town is well served for education, with a choice of primary and secondary schools in the area, together with Cirencester College and the Royal Agricultural University. The surrounding Cotswold countryside offers an abundance of opportunities for walking, cycling and outdoor pursuits, with many picturesque villages and popular destinations within easy reach.

Cirencester is particularly well placed for commuters, with convenient road connections via the A417 and A419, providing access to Cheltenham, Gloucester, Swindon and the M4 and M5 motorways. Kemble railway station, approximately five miles away, offers regular mainline services to London Paddington, as well as connections towards Swindon, Gloucester and Cheltenham.

With its excellent amenities, attractive surroundings and convenient transport connections, Cirencester provides an appealing combination of Cotswold charm and modern-day convenience.

If you want to apply

We will provide you with an application to fill out and return to us. We will then discuss this with the landlords and if you are successful, we will proceed to the next step.

You will receive a link from our referencing company and will be required to pay 1 weeks rent as a holding deposit. You will also be required to upload ID and where applicable Share Codes. Referencing takes between 24 and 72 hours. Once referencing has passed you will then pay the remaining rent and Security Deposit capped at 5 weeks rent.

If you fail referencing due to false or misleading information or have undisclosed adverse credit and/or negative landlord referencing and/or do not meet the affordability you will not receive the holding fee back. In some situations, however you may be able to provide a guarantor. Please discuss your personal circumstances with a member of the team before proceeding further.

Rent and Commissions

Rent £1,650 per month

Deposit required £1,903.84

Holding Fee £380.76

Other important information

Cotswold District Council

Council tax Band - D

Electricity - Mains Supply

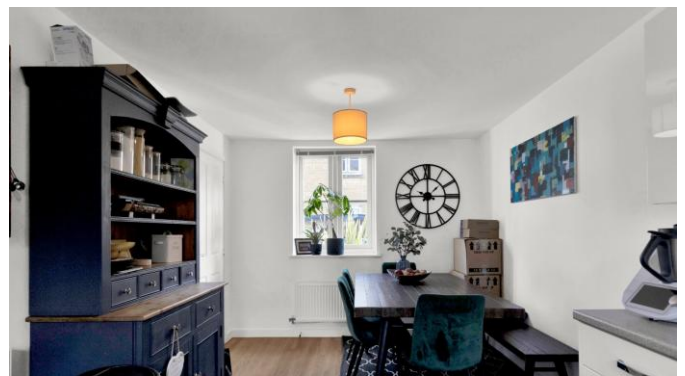
Water – Mains Supply

Sewerage - Mains Supply

Heating – Gas Central

Mobile Phone coverage <https://www.ofcom.org.uk/mobile-coveragechecker>

Internet Coverage <https://checker.ofcom.org.uk/engb/broadband-coverage>



Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The landlord does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. For specific information please contact your local branch.

