PerryBishop

PROPERTY MADE PERSONAL

Down Ampney, Cirencester, Wiltshire







• 3 bedrooms • Gas central heating • Rural location • Driveway parking • Large rear garden • EPC E

Rent £1,350 per month

perrybishop.co.uk

Key Features

3 Bedrooms | 1 Bathrooms | 2 Receptions

About the property
Perry Bishop are delighted to offer this recently redecorated, three-bedroom semi-detached home located close to Down Ampney.

The property benefits from three bedrooms, two of which are doubles.

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

To the ground floor there are two receptions rooms, a WC and modern kitchen fitted with a range of wall and base units.

Externally there is a large rear garden with outbuilding for additional storage.

The landlords are currently arranging the necessary works to add a driveway to the front of the property.

Available 11th December.

Amenities
Down Ampney is a small village located on the edge of the Cotswold Water Park. The village facilities include a primary school, post office/shop, village hall and village green, children's play area and tennis courts. The village is surrounded by lovely countryside and is ideal for walking, riding and cycling. Just south of the village is Cricklade's North Meadow, which is now a National Nature Reserve, and home to the rare 'Snakeshead Fritillary' which flowers in April. The village is at the southern gateway to the Cotswold Water Park, which offers sailing, water/jet skiing, fishing, and bird watching.

Down Ampney is halfway between Swindon and Cirencester, offering excellent transport links with a mainline station at Swindon for direct trains to London and the southwest and motorway connections via the A419 to M4 and M5.

The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town, and the area has numerous open green areas to visit for picnics and walks.

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 procced 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 £1,350 per month
Deposit required £1557.69
Holding Fee £311.53

Other important information
Cotswold District Council

Council tax Band - B

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Other

Heating - Gas Central

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

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

Our reference
CIL260058
9th November 2026

What 3 words - **https://what3words.com/rumble.query.charging**

We'd love to hear from you
2 Silver Street, Cirencester, Gloucestershire, GL7 2BL





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.