

Castle Gate Silver Street, South Cerney, Cirencester, GL7 5TS



**** LET AGREED **** Welcome to Castle Gate - This substantial **FOUR-BEDROOM DETACHED** family home on the edge of South Cerney. Set back from the road with large gardens to the front and rear, the property benefits from a **DOUBLE GARAGE** and driveway parking for many vehicles. Superb views of open countryside and rural surroundings.

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Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

Description

With a welcoming entrance hallway, larger than average sitting room, dining room and study. The sitting and dining rooms both have patio doors to the rear garden. The kitchen/breakfast room is fully fitted with space for a table and chairs. There are fitted appliances and plenty of storage in wall and base units, there's a handy pantry room as well. A lobby area provides access to a cloakroom and a utility which connects well with the double garage.

The first floor provides the principle bedroom with en-suite bathroom, 3 further double bedrooms and a family bathroom.

Exterior

With extensive gardens to the front and rear, there are areas to the rear garden which include timber decking which are perfect for dining and entertaining.

In addition, there is further land to the side and rear of the property that is included in the tenancy, further information about this is available by request.

Garage, Driveway and Parking.

Double garage and driveway parking for several vehicles.

Essentials

Gas fired central heating throughout providing hot water with traditional radiators.

Council Tax

Cotswold District Council - PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY - 01285 623 000 : 2024/25 £3,548.91 Valuation Band: G

Availability

Viewings from Monday the 21st October with move in from early November.

Tenancy Security Deposit

A deposit of 5 weeks rent is required and Secured in the DPS (Deposit Protection Scheme).

Viewings

** Viewings from Monday the 21st October ** welcomed by prior appointment Monday to Friday 8am - 6pm. Weekend and evening viewings are also available giving reasonable notice through the Landlord's Agent - Our team look forward to hearing from you soon.

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Tenants Notes

The floor plan is for layout guidance only and is not created to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first. Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

Please note that accordance with Letting Regulations potential tenants will be required to provide proof of identification documents no later than where a tenant's offer is informally accepted by our landlord.

Client Money Protection

Adkins Property are compliant with the mandatory regulation 'Client Money Protection Scheme' CMP, this protection is in place for the benefit of both tenants and landlords.

Redress Scheme

We are members of The Property Ombudsman

Landlords

If you're looking for an agent that differs from the norm, then we would love to hear from you. We welcome new landlords to experience our award winning service. Landlords and tenants can be assured that they are in safe hands!

Social Media

Like and Share our posts and receive notification when new listings become available @adkinsproperty

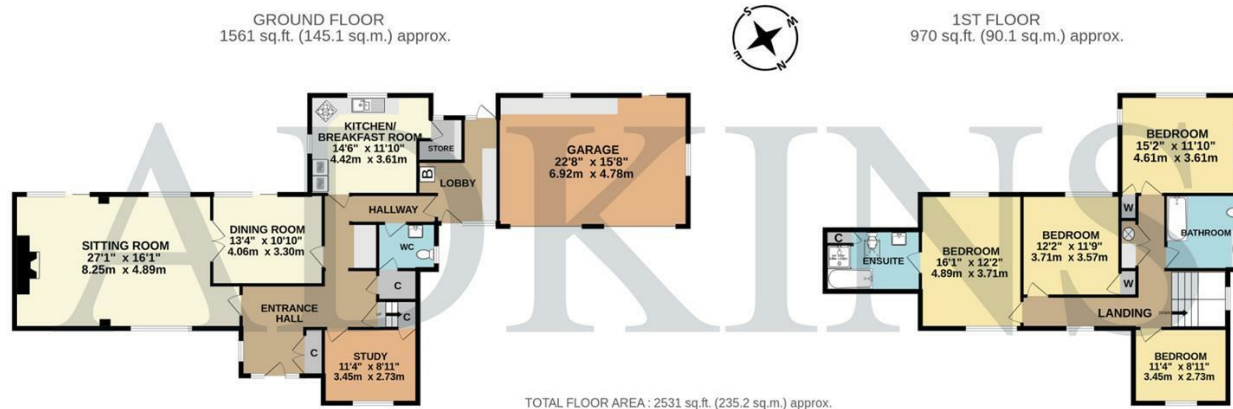






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Floor Area: 2454.00 sq ft



TOTAL FLOOR AREA: 2531 sq.ft. (235.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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