



Room 4, 8, Lawrence Road, GL7 1SD

£795 pcm



Modern 6-Bedroom HMO in Cirencester, Cotswolds | All En-Suite Rooms | Bills Included | Managed 24/7 by Moovahome Rooms

A fabulous six-bedroom HMO, fully furnished and equipped to a high standard, ideally located in Cirencester – the heart of the beautiful Cotswolds. Perfect for professionals or students at the Royal Agricultural University (RAU), the property combines comfort, convenience, and style. Available from early July 2026.

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: House of Multiple Occupation

Council Tax Band: B

Deposit: £795

Furnishing: Furnished

Date First Available: 01/07/2026

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Each spacious bedroom features its own private en-suite shower room, wall-mounted TV, and Wi-Fi included in the rent, offering both privacy and modern living.

The bright open-plan kitchen, dining, and lounge area is situated at the rear of the property, opening onto a low-maintenance enclosed garden - perfect for relaxing or socialising. The kitchen is fully equipped with everything needed for easy shared living.

Additional features include:

Ample off-road parking and an electric vehicle charging point

Enclosed rear garden with seasonal garden assistance

Fortnightly cleaning of communal areas

All bills included – gas, electric, water, council tax, and high-speed Wi-Fi

Fully managed 24/7 by Moovahome Rooms – responsive maintenance and reliable tenant support

This superb property offers stress-free, all-inclusive living in a prime Cirencester location, combining the charm of the Cotswolds with the convenience of modern amenities.

To book a viewing, please contact our team. From here we will discuss your requirements, and book in a face-to-face viewing. To secure a let, we will need a week's holding deposit (non-refundable if you pull out or fail a credit check). This holding deposit is used to start a credit check on you. As well as this payment, we will ask you to fill in an application via our website which involved provided us with personal details and valid ID. Once this is started, we will remove the adverts from online and cancel future viewings.

As the process continues, our team will update you and we will then arrange a move in date when all checks are passed.

All bills, such as Council Tax, Water, Electric, Gas, WiFi and communal cleaning are included in the monthly rent.





We then take a month's rent and a month's deposit (minus the payment you have made) and move you in. The deposit is held at The Deposit Protection Service in line with current legislation.

Tenancies are Assured Periodic Tenancies

Fees and Charges

Once you have decided to commit to renting this property from Moovahome, we will charge you the following:

Holding Deposit - This is the equivalent of one week's rental, held in our client account.

At the point of paying the holding fee, Moovahome will list the property as 'let agreed' and you have 7 days to complete the application in full. You will firstly have to apply form via our website. You will also need to provide up to date photographic ID for our team to carry out Right to Rent check as part of the application process.

You will lose the fee if you a) Fail the credit checks, b) fail the Right to Rent check, c) fail to respond to us in 7 days upon a request for information in order to carry out the checks listed in 1.a and 1.b or d) you withdraw your application.

Should you pass the check, your holding fee will be deducted from the deposit listed below and paid into the scheme at The Deposit Protection Service (see part 2)

Costs of Renting

On completion of our checks, you will need to pay the following monies to Moovahome:-

Deposit - Unless stated, this is one month's rental. We hold all deposits at in line with current legislation. To pay the deposit, you will have to pay a month's money minus the holding fee you paid under item 1 (above).

Rent in Advance - You will need to pay a month's rental in advance of the move in. You will be provided with full details of this at the stage of applying for the property
Other fees during the tenancy are;

Lost Keys/Lock Outs - You will be provided with two keys to the tenancy. If you are locked out or lose your keys, our charge is £50 inclusive of VAT. This service is not guaranteed and subject to staff availability.

Rent Arrears - We are permitted to charge you the base rate of the Bank of England plus 3% on late rental payments.

Change of contract - we reserve the right to charge a tenant for changing a contract. Cost is £50 inclusive of VAT

Early Termination Fee - We will charge you for ending a tenancy early inside a fixed term period. These fees are listed on our website and available from our team however will not be more than the rental that is remaining on the fixed term contract.

Utility Bills - All included

Property Redress Scheme

We strive to ensure our customers and clients are always happy with the service they receive from Moovahome. As we deal with lots of clients and customers, occasionally things can go wrong. Should this be the case, we have a detailed complaints procedure in place, backed up with our membership at . Our membership number is PRS000500



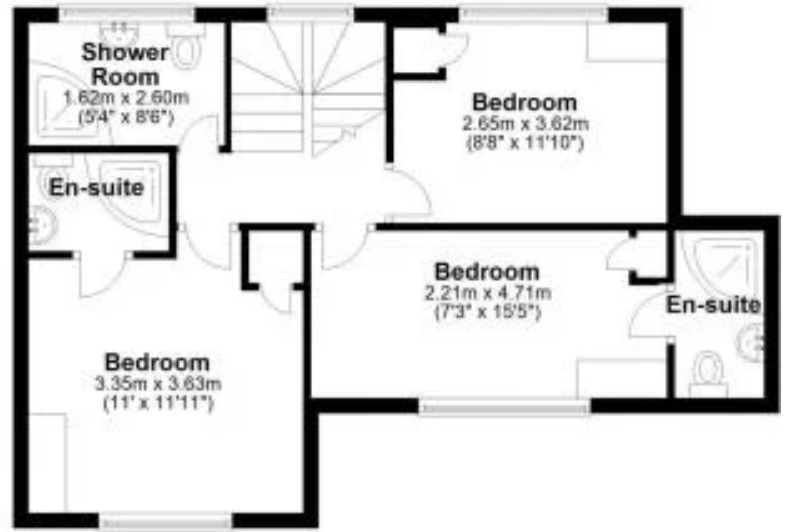
Ground Floor

Approx. 72.2 sq. metres (777.1 sq. feet)

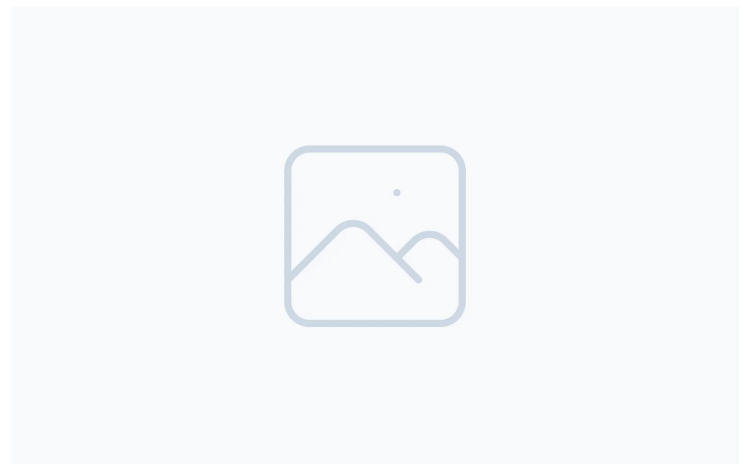


First Floor

Approx. 50.2 sq. metres (540.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Moovahome

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