

77 Stratton Heights, Cirencester, GL7 2RN



Welcome to 77 Stratton Heights - this extended **THREE BEDROOM** family home is available To Let in the popular area of Stratton. With a lovely enclosed rear garden, single garage and walking distance to Stratton Primary School.

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Key Features



3
Bedrooms



1
Bathrooms



2
Receptions

Description

Extended and improved by the current owners to include a stunning kitchen with an open plan family room. The first floor comprises of three bedrooms and a lovely fully fitted bathroom, the property has been tastefully refurbished throughout, providing flexible living in this family home.

Exterior

With a low maintenance rear garden, and a decked area which is ideal for outside dining and entertaining. There is a timber shed and a gate which provides access to the garage.

Garage

There is a single garage within a block situated at the rear.

Essentials

The property benefits from gas fired central heating and hot water, UPVC double glazed windows and doors throughout. EPC Rating: D * Please note that the energy rating maybe more efficient as the heating system has been improved in recent years*

Council Tax

Cotswold District Council - PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY - 01285 623 000 : Valuation Band: C - 2024/25 - £2033.00

Tenancy security deposit

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

Client money protection

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

Further information

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.

Agents Notes

We inform our potential tenants that these letting details have been prepared as a general guide. The room sizes are to be taken as a guide and not relied upon for measuring for furniture etc.

Viewings

Viewings are 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.

Residential Sales | Lettings | Management | Commercial

Compliance

We are members of The Property Ombudsman (TPO).

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

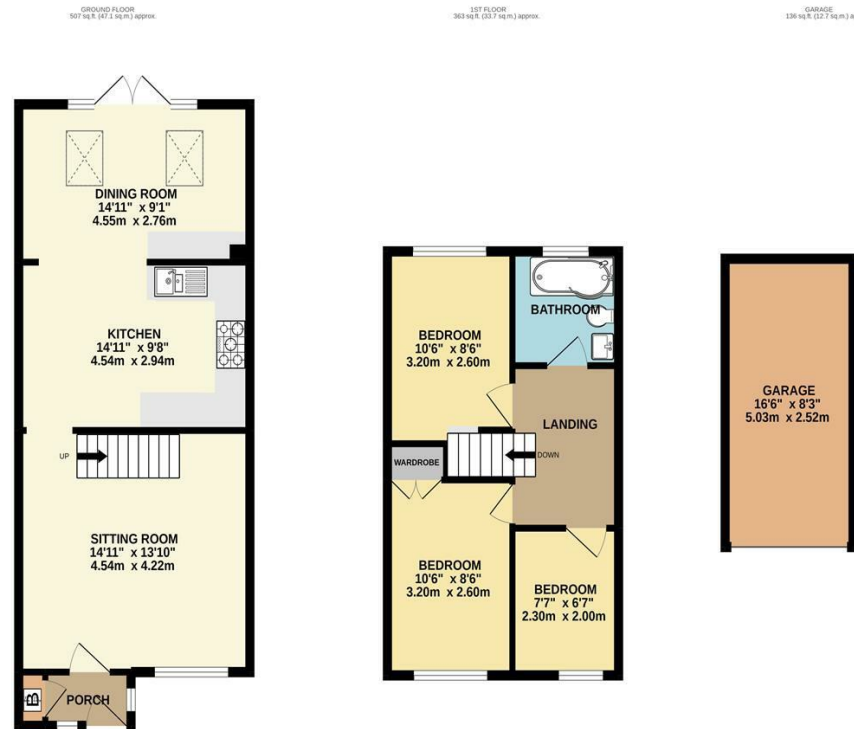






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Floor Area: sq ft



TOTAL FLOOR AREA : 870sq ft (80.8 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 6/2022

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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