

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



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.

EPC Rating: D

Council Tax band G - £3,718.92 2025/26

Availability

The property is currently let, a new tenancy is available around mid/late October. Further information to be clarified soon.

Tenancy Security Deposit

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

Viewings

Strictly by appointment only through Adkins Property. Please contact Paul or the Adkins team on 01285 239486 or 07851 111800 to arrange your private viewing.

Notes

These particulars, including floorplans and measurements, are provided as a general guide only. They are not intended to form part of any contract or warranty. Tenants should satisfy themselves with regard to the accuracy of the information, the layout, and the dimensions before making any decisions. If you have any questions, or are in any doubt about the property or its location, please contact our office prior to travelling to arrange your viewing.

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!

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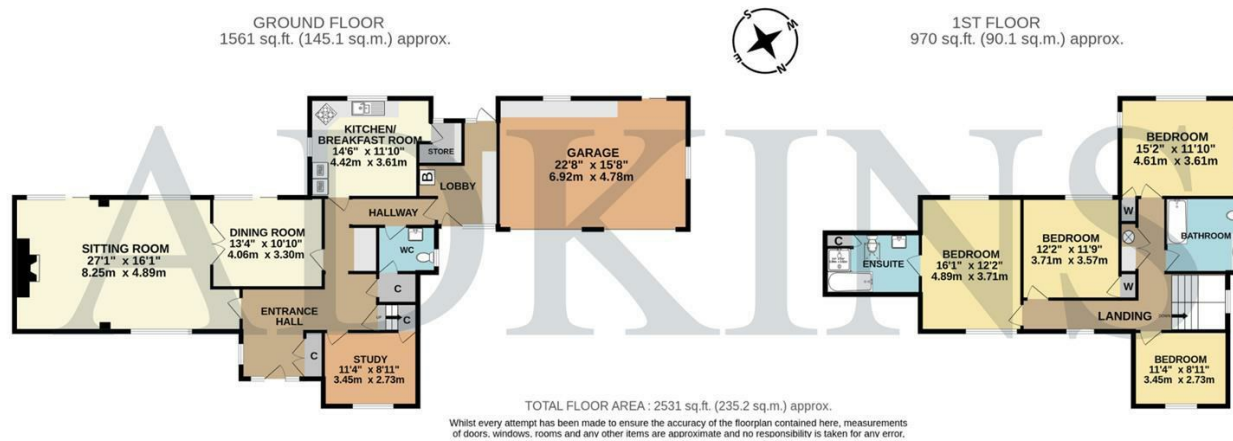






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Floor Area: 2454.00 sq ft



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.

Adkins Property Group
Cirencester Office Park
Unit 9, Tetbury Road, Cirencester, GL7 6JJ
T: **01285 239486**
W: adkinspropertygroup.co.uk

