



40 Moss Way
Cirencester, GL7 1RS

Guide Price £875,000



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Description

The ground floor offers ample living space which includes a welcoming entrance hallway, sitting room with windows to the front and French doors to the rear patio area. There's a study to the front with dual aspect windows, the current owners are using this as their snug. The high specification kitchen includes a stunning central island and open-plan dining area, again with French doors to the rear patio. There is a separate utility room, ground floor cloakroom and under-stairs storage.

The first floor provides two ensuite master bedrooms which includes a shower, w/c, sink and towel warmers. There are three further bedrooms a large wrap around landing, family bathroom and airing cupboard storage.

Exterior

The property is approached by a pathway to the front door with a easily maintained garden behind a traditional Cotswold stone wall. There is an open aspect garden to the side which connects to the private driveway and double garage. The rear garden is enclosed by a wall and timber fencing, there are areas for dining and entertaining.

Garaging & Parking

A double detached garage is situated at the end of the garden with block paved driveway parking in front, finished with two traditional five bar timber gates.

Corinium Via

Corinium Via is an exclusive and sought after new

development of properties build by CHARLES CHURCH and REDROW HOMES, situated just off the London/Lechlade Road. Built with many local natural products such as Cotswold stone. The green areas and park are maintained by an outsourced landscape and maintenance company. There is an annual charge per property of approx £190.

Area

The property is situated towards the East of Cirencester, and within easy walk of the towns market place. Cirencester has many independent shops, supermarkets, pubs and restaurants. There are many community and leisure facilities available throughout the town. There's a great selection of outstanding primary and secondary schools - Cirencester is in easy reach of the A419, M4 & M5 motorways, ideally placed for those that commute to towns and cities such as Bath, Birmingham, Bristol, Cardiff, London, Oxford. Swindon plus lots more. Kemble train station with regular trains running to London Paddington is a short drive away.

Essentials

This property benefits from gas fired central heating with traditional radiators. The external doors and windows are manufactured in a painted engineered wood and fully double glazed. Fully fitted and user friendly security alarm system. EPC Rating: B

Council Tax

Cotswold District Council - Tax Band: F
2022/23 - £2953.99

Viewings

Please provide as much notice as possible when arranging your viewing. Weekend and evening viewings are also available giving reasonable notice through the Vendor's Agent - ADKINS PROPERTY GROUP in Cirencester - We look forward to hearing from you soon.

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Agents Notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc.

Compliance

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 in accordance with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by our vendor.

Instagram/Facebook

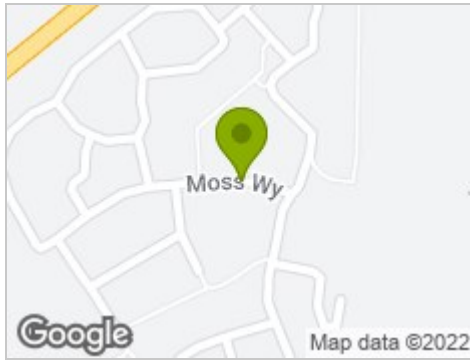
Like and Share our posts and receive notification when new listings become available @adkinsproperty

Market Appraisals

If you're looking to sell your own property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal and sellers guide.



Road Map



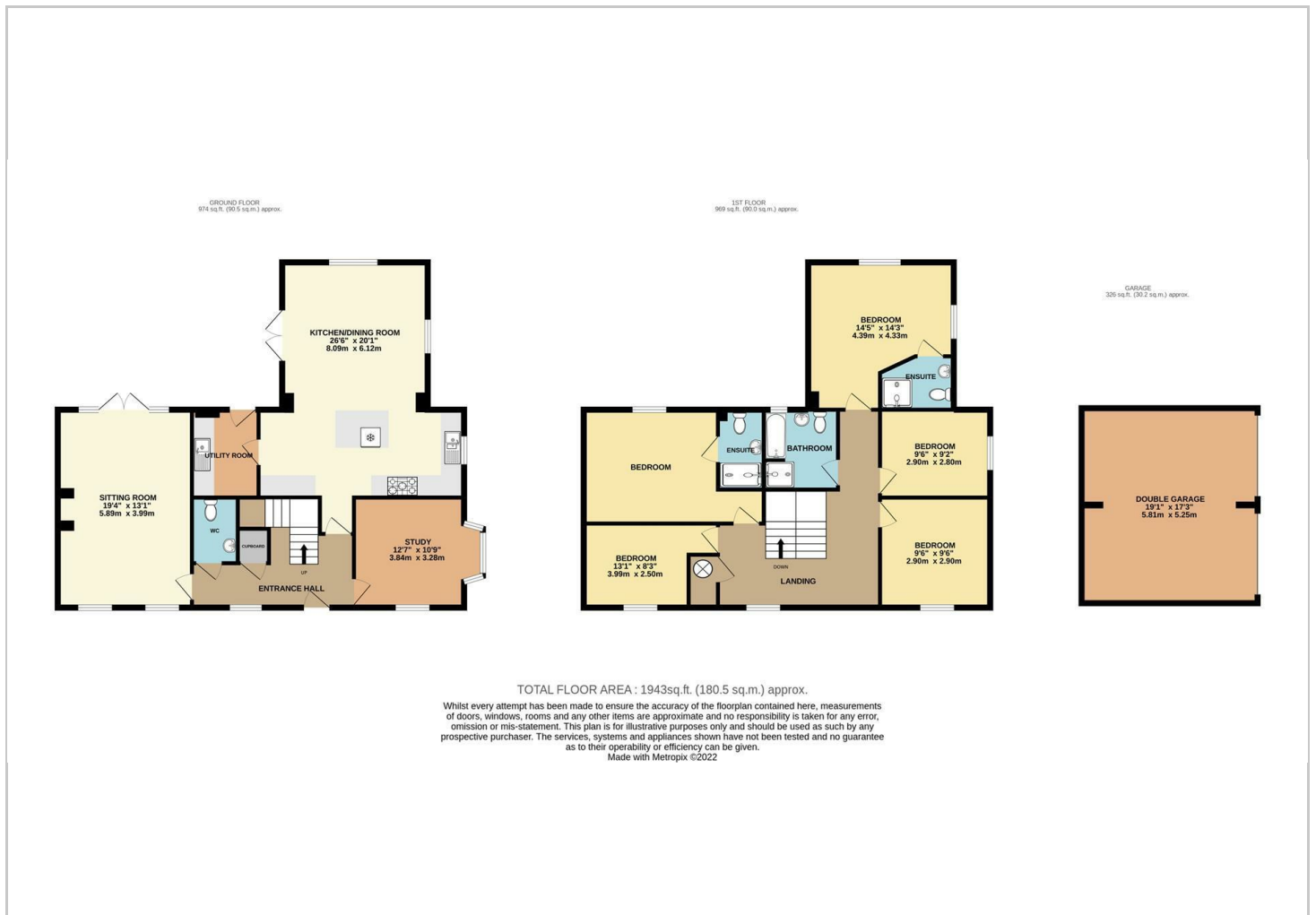
Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Rating

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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