



## Flat 3, Peter Herve House, Eccles Court, Tetbury, GL8 8EH

**£850 pcm**

Located in the heart of Tetbury, this compact ground floor one bed apartment is ideal for single occupancy and has views over the lovely communal gardens. Please note rent is **INCLUSIVE** of heating, electricity and water.

Sorry, no pets.

## The Property

**DESCRIPTION** Built in 2020, Peter Herve House is an attractive purpose built apartment block of 9 flats with an entrance hall and lift. The rent is inclusive of heating, electricity and the water.

Flat 3 is located on the ground floor and has lovely views over the communal gardens at the back. This compact property comprises of a fully fitted kitchen complete with washer/dryer, fridge, electric oven, hob and cooker hood and with neutral vinyl flooring and which leads to a lounge/dining room. The bathroom has a shower over the bath and there is one single bedroom. The flat is only suitable for single occupancy and pets are not permitted in the building.

**LOCATION** Tetbury is a thriving and historic market town situated within an Area of Outstanding Natural Beauty surrounded by delightful Cotswold Countryside. The town centre offers a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages.

Conveniently located less than half an hour from both the

M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forestry Commission run Westonbirt Arboretum, as well as Westonbirt Prep and all girls boarding school, and Prince Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

**REQUIRED INFORMATION** The rent is inclusive of gas central heating, electricity and water. Tenants are required to pay the council tax which is Band A £1447pa.

### Directions

The nearest car park is The Chipping in Tetbury. Peter Herve House is located on Eccles Court directly behind The Priory.

What 3 words <https://w3w.co/spenders.wrong.cracking>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 28.7 m<sup>2</sup> ... 309 ft<sup>2</sup>

All measurements are approximate and for display purposes only