



# 1 Bedroom Apartment in Central Tetbury

£900 PCM

Flat 9, Peter Herve  
House  
Eccles Court  
Tetbury  
GL8 8EH



Victoria Allman  
lettings



- Second floor one bedroom apartment for single occupancy
- Fabulous location in the heart of Tetbury
- Open plan kitchen/living room
- Fitted kitchen with integrated appliances
- Communal entrance hall and lift
- Use of lovely communal gardens
- Rent inclusive of heating, electricity & water bills
- Council Tax Band A (Cotswold)
- Allocated parking for one car available at £50 per month
- No pets allowed



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## SUMMARY

Located in the heart of Tetbury, this compact second floor one bed apartment is ideal for single occupancy and has views over lovely communal gardens. Rent is inclusive of heating, electricity and water. Sorry, no pets.

## DESCRIPTION

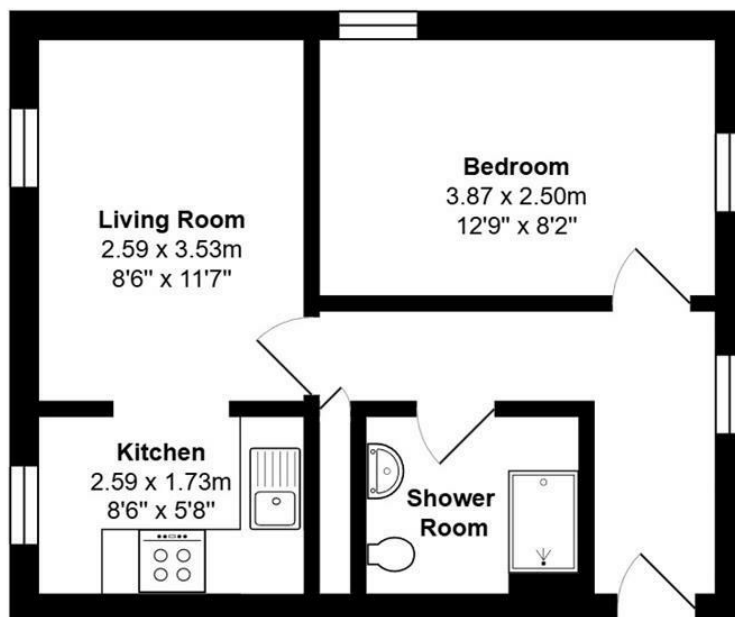
Built in 2020, Peter Herve House is an attractive purpose built apartment block of 9 flats in a quiet and private spot in the centre of Tetbury. Located on the second floor and accessible by a communal entrance hall and lift, Flat 9 is a well-presented apartment with lovely views over the communal gardens at the rear of the property.

The accommodation includes a fitted kitchen - complete with electric oven, hob and cooker hood - which opens into a lounge/dining room. There is a well-lit bedroom and bathroom including a shower. Externally, the apartment benefits from the use of the communal gardens. The flat is only suitable for single occupancy and pets are not permitted in the building. The rent is inclusive of heating, electricity and water, and a parking space is available at an additional charge of £50 per month.

## LOCATION

Tetbury is a thriving and historic market town situated within the Cotswold Area of Outstanding Natural Beauty. The town is well known for its royal connections, with King Charles' Highgrove House and Princess Anne's Gatcombe House both close by, and the beautiful Westonbirt Arboretum also less than 10 minutes drive away. Tetbury town centre offers a broad range of shops and amenities for everyday needs including a large supermarket, hospital, and a post office. There are also a number of quality boutiques, delicatessans and antique shops, some excellent restaurants and cafes, as well as a busy social scene catering for all ages. Conveniently located less than half an hour from both the M4 and M5 motorways, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.





**First Floor**

Total Area: 36.0 m² ... 387 ft²

All measurements are approximate and for display purposes only

## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and gas fired central heating. Superfast broadband is available in this area; mobile coverage is classed as good outdoors and in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

## DIRECTIONS

From the Market Place roundabout in the centre of Tetbury, head northeast onto Chipping Street. Take the first left onto The Chipping (opposite The Chippings car park) and follow the road round to the left. Then turn right into a small car park and Peter Herve House is in front of you.

Postcode: GL8 8EH

What3Words:  
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## CONTACT

lettings@victoriaallman.co.uk  
01666 338866

www.victoriaallman.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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