

May Tree Close, Coates, Cirencester, GL7 6NQ



Semi - detached • Three bedrooms • Kitchen/ breakfast room • Bathroom & ground floor cloak • Garage & parking • Enclosed rear garden • Village location • NO ONWARD CHAIN • EPC E

May Tree Close,

Coates, Cirencester, GL7 6NQ

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

A lovely three bedroom semi detached family home situated in a quiet cul de sac situated in the popular village of Coates being sold with no onward chain.

The property has accommodation over two floors which comprises entrance hall, cloakroom, sitting room with patio doors which lead into the garden, and a kitchen/ breakfast room.

To the first floor there are three good sized bedrooms and a family bathroom.

Outside, to the front of the property there is driveway parking and a single garage. To the rear there is an enclosed garden mainly laid to lawn, a paved area to sit out and relax and a door which leads into the single garage.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Coates is a popular village located approximately four miles west of central Cirencester and close to Cirencester Park owned by the Bathurst Family. The village has an active social community including several clubs and village hall. The village's Parish Church of St Matthews dates back to the 13th century, the building has a perpendicular tower, 13th century piscina, Norman font and a Norman doorway.

Coates is the nearest village to the source of the river Thames at the Thames Head public house.

The nearest railway station is Kemble, an approximate three mile drive, offering direct links to London Paddington, Cheltenham and Swindon.

The area is noted for both its private and state schools. Recreational opportunities in the area include Cheltenham Racecourse, polo at Cirencester and Westonbirt, water sports at the Cotswold Water Park, hunting with the VWH and a good availability of golf courses, shooting and equestrian facilities.





Directions

From our office in Cirencester turn right onto Castle Street, bearing left at the end of the road into Sheep Street. Follow the road round to the right and proceed across the mini roundabout. At the main roundabout take the third exit on to the A429 Tetbury Road. Continue for around 2.3 miles, passing straight across the next roundabout, then turn right onto the Trewsbury Road, signposted for Coates. Proceed for approximately 1.1 miles then turn right just past the bus stop. Continue along the road and taking the first right in to May Tree Close bearing left as the road forks and the house can be found on the left hand side.

What3Words: [///cascade.dynasties.sedative](https://www.what3words.com/cascade.dynasties.sedative)

Services & Tenure

The tenure is freehold. Mains Water, Electricity and Drainage.

Local Authority

Cotswold District Council

Council Tax Band- D

Our reference

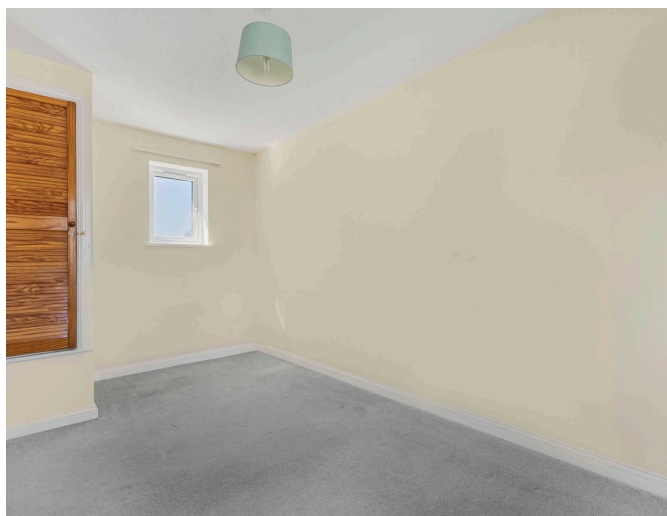
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We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

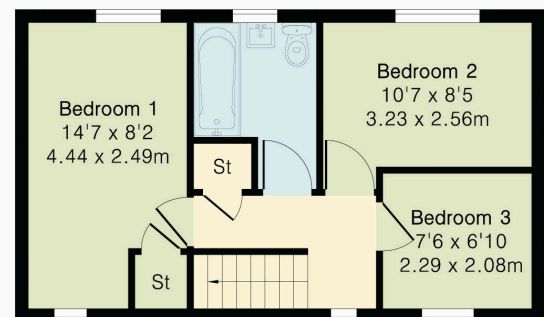
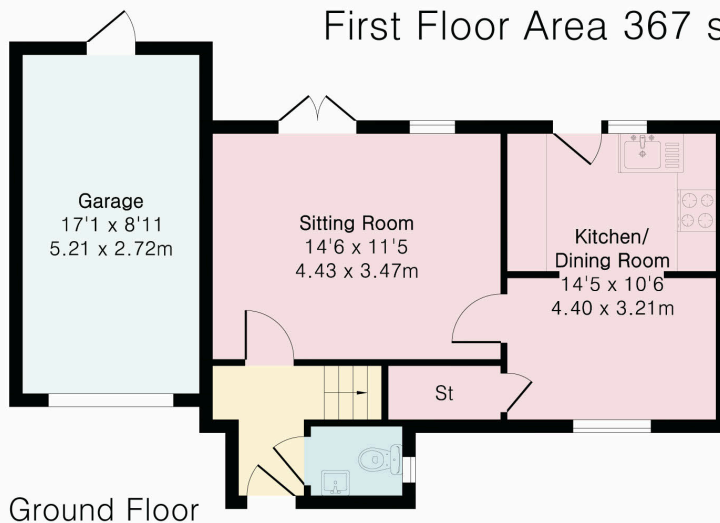
E: cirencester@perrybishop.co.uk



Approximate Gross Internal Area 926 sq ft - 86 sq m

Ground Floor Area 559 sq ft – 52 sq m

First Floor Area 367 sq ft – 34 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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