

PerryBishop

PROPERTY MADE PERSONAL

Flat 2, Dale House, Chantry Court, Tetbury, Gloucestershire, GL8 8DD



Popular retirement complex • Located just off the Market Place • Communal facilities •
Sitting/Dining Room • Second double bedroom/snug • Tranquil roof terrace • Beautiful communal
gardens • On street parking in nearby Gumstool Hill • EPC E



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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Dale House is located in the popular retirement complex known as Chantry Court which can be found just off the Market Place in the heart of the Town Centre.

Chantry Court is designed for the over 55's and benefits from electric heating, the excellent communal facilities of well-tended gardens, resident's laundry service, guest suite for visitors and part-time house manager.

The accommodation is arranged over two floors, on entering the property the entrance hall takes you to the sitting/dining room with sliding doors onto the fitted kitchen, first double bedroom with steps down to the modern bathroom. Top floor landing gives access to the delightful roof terrace, there is also a further double bedroom on this floor.

The property has a private roof garden with riven terracing and lovely old stone wall with trellis and creeper to one side, large lap wall to the other creating a remarkably private and tranquil external area.

There is on street parking available in nearby Gumstool Hill.

Retirement Properties Ltd is entitled to receive a fee calculated at 5% of the sale price out of which it settles the fees of the estate agents, solicitor and any other relevant cost. The vendor will therefore receive 95% of the sale price.

Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular Intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses, The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III and Gatcombe Park the home of The Princess Royal both of which are close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.

There is an excellent range of schools in the area including Westonbirt Preparatory and Senior Schools (3 - 18 years). There is also Beaudesert Park at Minchinhampton together with popular state primary and secondary schools in and around Tetbury.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.





Directions

The property is easily reached from our office by walking under the Market Hall, across the Market Place where the entrance to Chantry Court will be seen between The Talbot and Kingsley House Nursing Home.

What 3 Words: ///umbrellas.cabbies.truck

Services & Tenure

The tenure is Leasehold, 999 years from 1 January 1986.

Mains water, drainage, and electricity are connected.

Service/Maintenance Charge: £2,654 per annum

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

TET/JR/RN/30082024

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

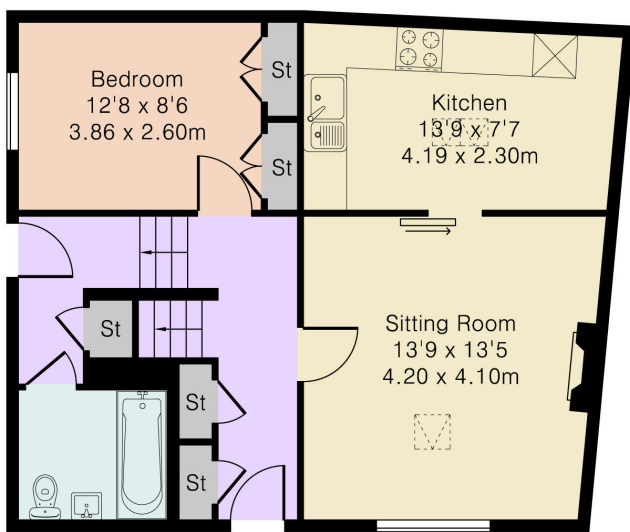


what the owner said

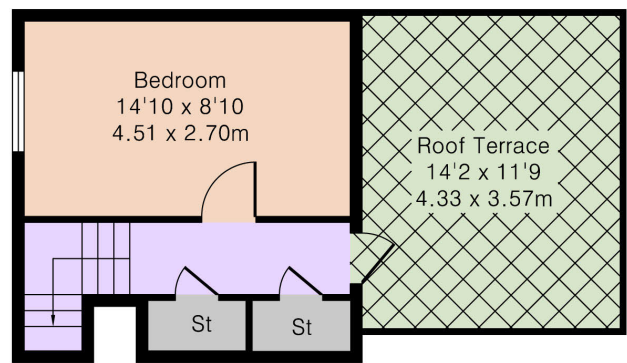
"Easy and comfortable house which is very safe and secure. Situated in a pretty Cotswold town surrounded by attractive countryside."



Approximate Gross Internal Area 806 sq ft – 75 sq m
Ground Floor Area 592 sq ft – 55 sq m
First Floor Area 214 sq ft – 20 sq



Ground Floor



First Floor

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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.

Gloucestershire • Oxfordshire • Wiltshire

