

# PerryBishop

PROPERTY MADE PERSONAL

**Market Place,** Tetbury, Gloucestershire, GL8 8DA



Comfortable Grade II listed apartment • Town centre location • Second floor apartment • Views of The Market House and St Marys Church • Investment property yield at 4.9% • Two double bedrooms • Spacious bathroom • Open plan kitchen/dining/living space • EPC Grade II Listed



# Market Place,

Tetbury, Gloucestershire, GL8 8DA

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

Open your door onto the Market Place from this comfortable Grade II listed apartment.

The property is located on the second floor, only having one further apartment within the building, with an established hair salon on the ground floor.

A private front door has a staircase that leads up to the apartments. The accommodation then commences with a staircase up to the top floor landing which takes you to the open plan kitchen/dining/living space having exposed ceiling beams, views to the front of the Market House, and views towards St Mary's Church from the rear.

The master bedroom has exposed beams and a window to the front. There is a second double bedroom and a spacious bathroom with modern white suite.

Declaration of personal interest (Estate Agents Act 1979)

This freeholder is a family member of Perry Bishop staff.

## 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

From our office in Church Street, the property is literally a few yards away by walking under the Market Hall and the apartment will be found above Blushes.

#### Services & Tenure

The tenure is Leasehold and expires April 2126. Ground rent is £50 per annum, paid in April. There is a service/maintenance charge of £900pa, paid in 2 instalments in April and October. Mains water, drainage, and electricity are connected.

#### Local Authority

Cotswold District Council

Council Tax Band: C

#### Our reference

TET/JR/RN/08082023

#### We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

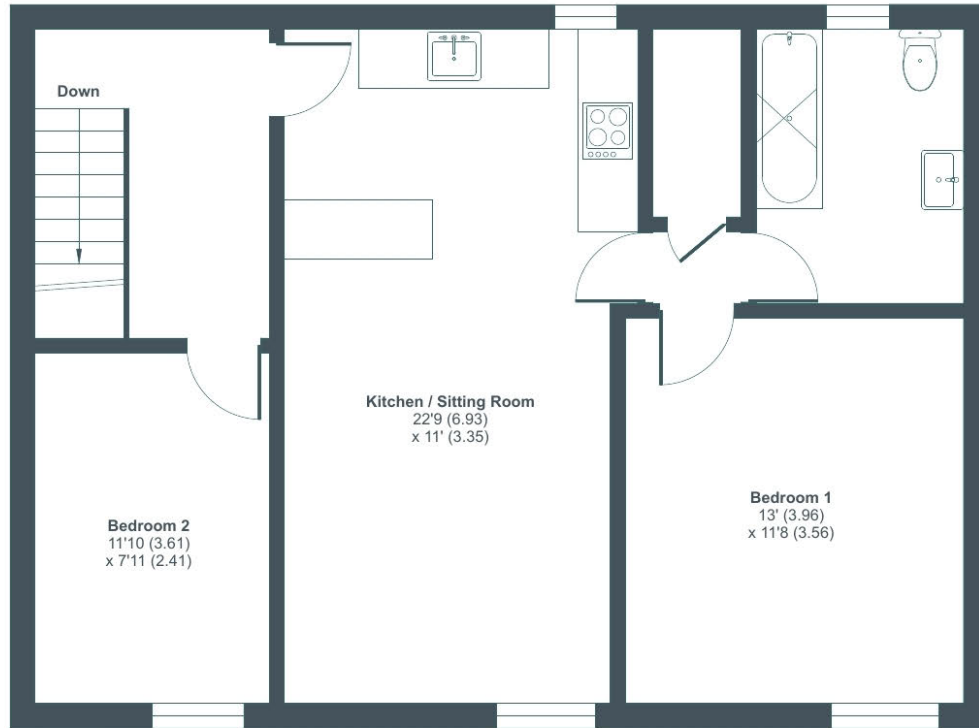
E: [tetbury@perrybishop.co.uk](mailto:tetbury@perrybishop.co.uk)



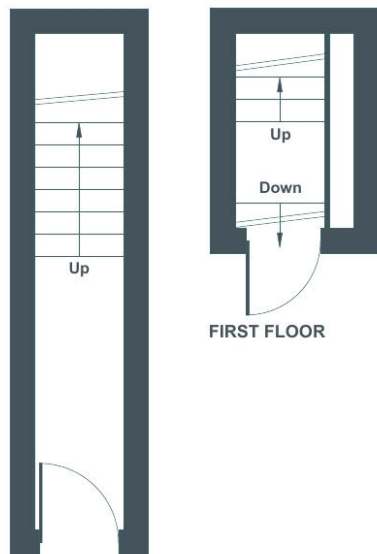
# Market Place, Tetbury, Gloucestershire, GL8

Approximate Area = 795 sq ft / 73.8 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 1018301



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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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