

Mercer Way, Tetbury, Gloucestershire, GL8 8FH



Modern semi detached town house • Built approximately 5 years ago by Bewley Homes •
Garden room • Separate sitting room • Fitted kitchen/breakfast room • Well maintained rear
garden • Driveway parking to the side and single garage • Bright and spacious interior • EPC B

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Presenting this exquisite four bedroom semi-detached townhouse in a sought-after location. This property exudes charm and sophistication, offering a modern and stylish living space perfect for families.

Upon entering, you are welcomed by a bright and spacious interior that is both inviting and comfortable.

The accommodation comprises: entrance hall with stairs to first floor, cloakroom, and access to the fitted kitchen/breakfast room, separate sitting room taking you into the garden room which is currently used as a dining room having access onto the rear garden.

First floor landing with airing cupboard and access to the three good bedrooms and family bathroom.

The largest bedroom is located on the third floor having dual aspect, built-in double wardrobes and en-suite bathroom.

The property boasts a well-maintained garden, perfect for outdoor gatherings or simply relaxing in the sun. Additionally, there is driveway parking for two vehicles and a single garage provides convenient parking and extra storage space.

Located in a desirable neighbourhood, this home offers easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a convenient and comfortable lifestyle.

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, Tetbury proceed to Long Street, bear right into London Road. Continue past Tesco, straight over the mini roundabout and first right into Mercer Way, the property will be found on the left hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

TET/JR/RN/10042024

We'd love to hear from you

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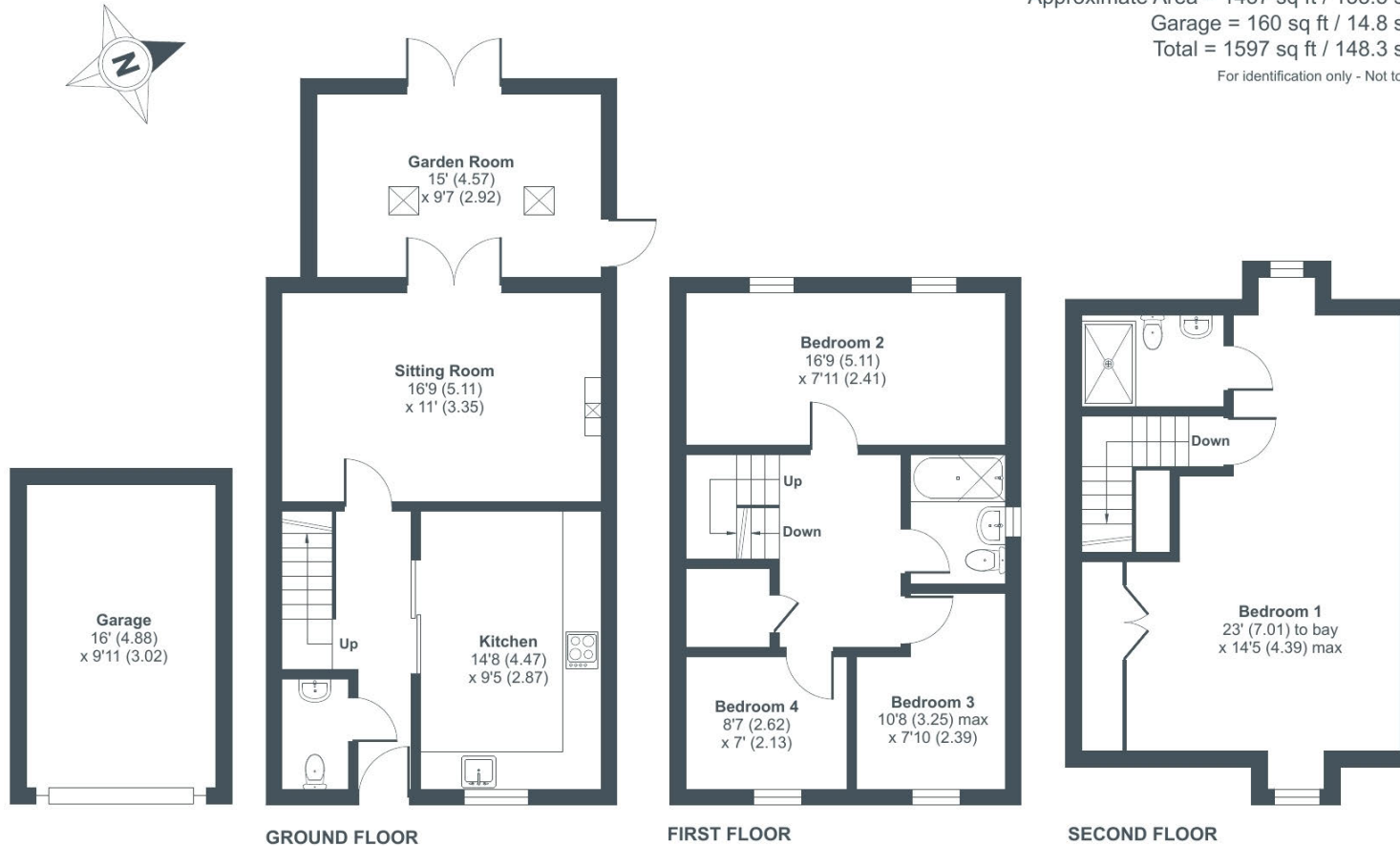
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Approximate Area = 1437 sq ft / 133.5 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1597 sq ft / 148.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1106108



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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.

