

PerryBishop

PROPERTY MADE PERSONAL

The Retreat, Tetbury, Gloucestershire, GL8 8AB



Modern terrace home • Located in a small cul-de-sac of similar properties • Easy walking distance to many amenities • Sitting room enjoying the front aspect • Fitted kitchen/dining room • Double bedrooms • Driveway parking for one car • Enclosed south facing rear garden • EPC C



The Retreat,

Tetbury, Gloucestershire, GL8 8AB

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Introducing this charming modern terraced home built approximately in 2008.

The property is situated within a small cul-de-sac of similar properties set back from the road yet, within easy walking distance to many amenities in the market town of Tetbury.

This property is ideal for a small family or professionals.

The property exudes a warm and homely atmosphere, ensuring a comfortable living experience. The accommodation comprises an entrance hall, cloakroom, living room, and fitted kitchen/dining room. On the first floor, there are two double bedrooms and a bathroom with a modern white suite.

To the front of the property, there is driveway parking for one car plus visitor parking available, providing convenience and peace of mind. Whilst to the rear is a low maintenance enclosed south-facing garden.

This property is subject to a covenant under the 157 Housing Act 1985. This covenant is entered on the title of all homes originally sold under the Right to Buy Scheme in the Cotswold area of Outstanding Natural Beauty. This is to ensure homes developed with public funding are retained by people with a local connection and who will live in the property as their only home. In accordance with the statute, consent is also needed if the property is to be let.

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.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

From our office in the centre of town, proceed down Long Street and bear right into London Road. Take the third turning left into Courthouse, follow this road into The Retreat where number 10 will be found on the left hand side.



What 3 Words:/// prominent.score.quail

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: B

Our reference

TET/JR/RN/09092024

We'd love to hear from you

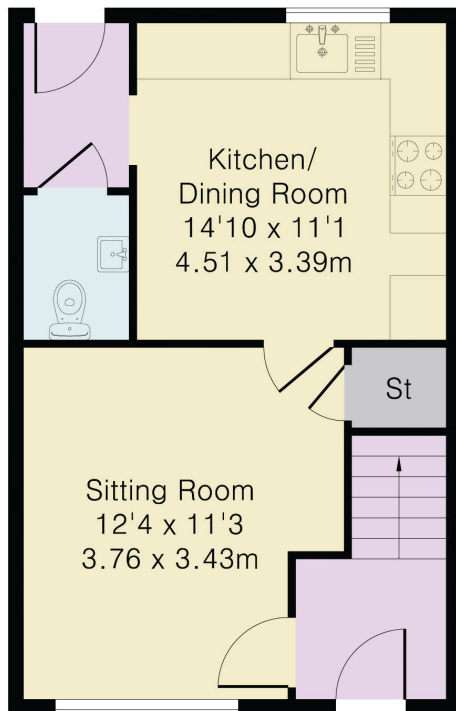
3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

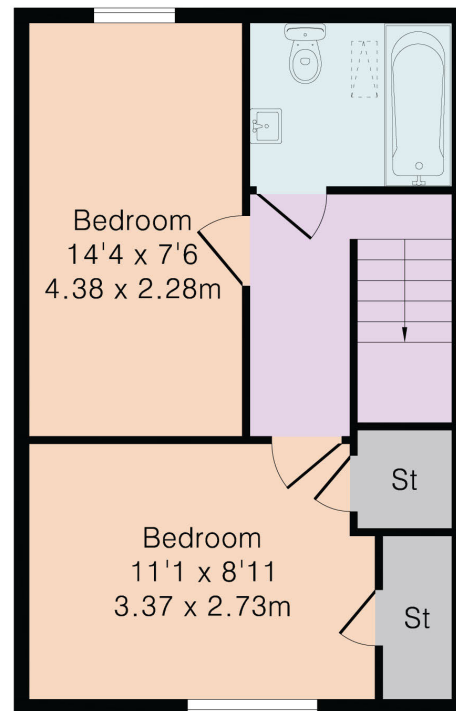
E: tetbury@perrybishop.co.uk



Approximate Gross Internal Area 704 sq ft – 66 sq m
Ground Floor Area 352 sq ft – 33 sq m
First Floor Area 352 sq ft – 33 sq m



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

