

Tetbury, Gloucestershire, GL8 8FF



Beautifully presented end terrace family home • Located on the edge of Tetbury • Built by Bewley Homes approximately 6 years ago • 40% shared ownership • Pay rent on the remaining percentage at £608.95pcm • Sitting room with access onto the rear garden • Addition of a log cabin in the rear garden • Two allocated parking spaces • EPC B

# Tetbury, Gloucestershire, GL8 8FF

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

This beautifully presented family home, built approximately six years ago by Bewley Homes, located on the edge of Tetbury

On entering the property from the front into a spacious hallway, there is a downstairs toilet on your left and stairs to the first floor. Fitted kitchen/dining room and spacious sitting room with access on to the rear garden,

First floor landing gives access to the two double bedrooms, one single bedroom and the family bathroom.

The enclosed private rear garden with patio, lawn and the addition of a good size wooden cabin with power and lighting, this would make an excellent home office, gym or even useful storage space.

Located to the front of the property are the two parking spaces.

Purchase a 40% share and pay rent on the remaining percentage at £608.95pcm which includes service charge, building insurance and sinking fund.

100% Ownership - £390,000

## 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

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.

## 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, follow the road and take the first left into Glovers Way, go towards the end and the property will be found on the left hand side.

What3Words /// mildest.building.pollution

## Services & Tenure

The tenure is leasehold, 99 years. Service charge £21.11PCM. Ground rent is £560.47 PCM.

All mains services are understood to be connected.

## Local Authority

Cotswold District Council.

Council Tax Band C.

## Our reference

TET/JR/CDH/18062025

## 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*

This has been the perfect home for us: peaceful, cosy, tucked away but walking distance to town. Wonderful neighbours and a sun-trap garden!













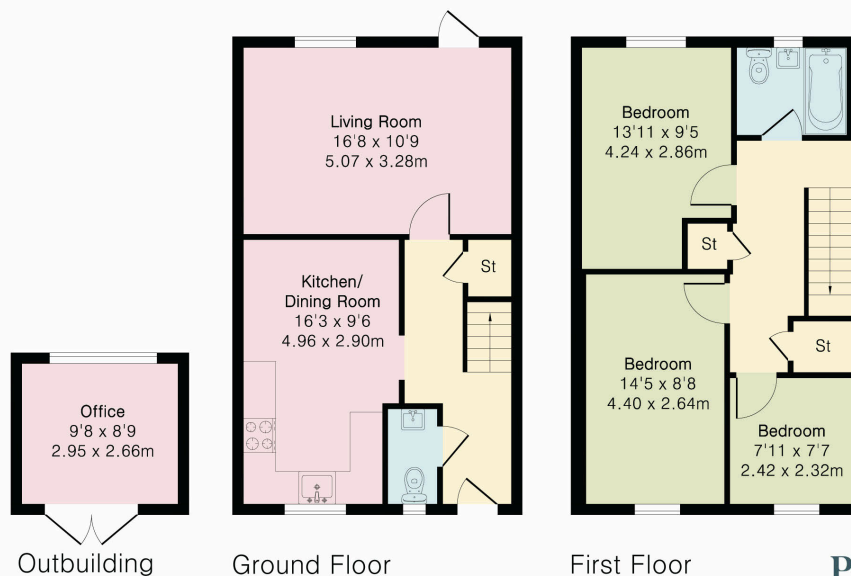


## Approximate Gross Internal Area 906 sq ft - 84 sq m

Ground Floor Area 453 sq ft – 42 sq m

First Floor Area 453 sq ft – 42 sq m

Outbuilding Area 65 sq ft – 6 sq m  
(Excluding Outbuilding)



**PerryBishop**  
PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

Gloucestershire • Oxfordshire • Wiltshire

