

Tetbury, Gloucestershire, GL8 8TR



Modern semi detached house • Popular location within a short stroll to the town centre • Sitting room with featured multi fuel burning stove • Fitted kitchen/dining room • Cloakroom • Recently re-fitted bathroom suite • Enclosed rear garden • Driveway parking • EPC D

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Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Located in a sought-after cul-de-sac within a short stroll to the town centre, this modern semi-detached house offers a comfortable and convenient living experience.

The property boasts three bedrooms, making it ideal for families or professionals seeking extra space. The house is bright and charming, creating a homely atmosphere that is perfect for relaxation after a long day. Entrance porch leading to the hallway with staircase to first floor. Sitting room with feature multi fuel stove and aspect overlooking the front. Fitted kitchen/dining room with useful understairs storage cupboard and separate cloakroom.

On the first floor there are two double bedrooms and one single bedroom and family bathroom with modern white suite with an electric shower.

With a well-maintained rear garden, driveway parking for two vehicles with an EV charging point, and a further parking space located to the front, this property offers both indoor and outdoor space for leisure and entertaining.

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.

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 the centre of town, proceed down Long Street and bear right into London Road. Take the second turning left into Beech Tree Gardens, the property will be found on the left hand side.

What3Words /// says.bashful.salaried

Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band C.

Our reference

TET/JR/CDH/10062025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

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what the owner said

Positioned in the heart of the Cotswolds with easy access to the M5 and M4. Tetbury is a fantastic town with everything anyone could need on the doorstep. Our house is on a level plot ideally situated for shops, bars/restaurants but feeling very private in a small cul-de-sac.



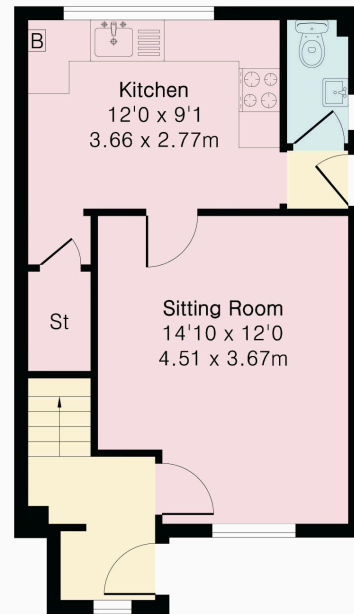




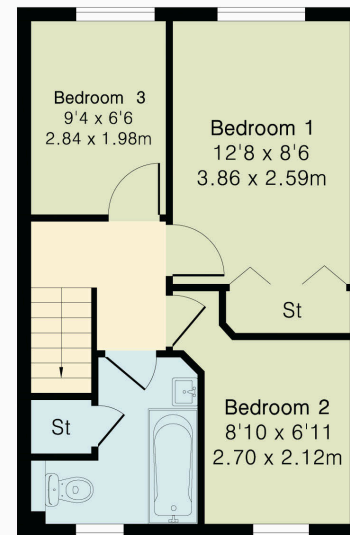
Approximate Gross Internal Area 757 sq ft - 70 sq m

Ground Floor Area 387 sq ft – 36 sq m

First Floor Area 370 sq ft – 34 sq m



Ground Floor



First Floor

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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

