

Mercer Way, Tetbury, GL8 8FH

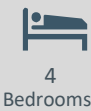


- Elegantly proportioned townhouse
- Prime position overlooking the green
- Kitchen - diner with plantation blinds
- Sitting room with french doors into the garden
- Downstairs cloakroom
- EPC To be confirmed

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Key Features



About the property

A delightful semi-detached house, nestled within a mature setting overlooking The Green, with unexpectedly spacious accommodation.

Approached into the hallway with a downstairs cloakroom. The kitchen-diner is contemporary with a range of drawers and cupboards, integrated appliance and plantation shutters at the window. There is plenty of room to accommodate a table and chairs.

The sitting room is spacious with double doors leading into the beautiful, landscaped gardens, which are designed to be low maintenance.

Upstairs on the first floor there are three bedrooms, the smallest one is currently being used as an office. There are two further double bedrooms. The family bathroom has a bath with a shower over. On the second floor the principal bedroom is luxurious with built in wardrobes and enjoys an en-suite shower room.

Outside there is a tandem driveway for two cars leading to a car port. There is a pathway from the rear garden to the car port at the back of the property.

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.

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.

Directions

From our office in Church Street, take the first exit at the roundabout into Long Street. Follow the road as it bends to the right into London Road. Turn right into Mercer Way, follow the road as it bends to the left. The property is straight ahead, overlooking the green.

Services & Tenure

Tenure - To be advised

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority

Cotswold District Council

Council tax Band -





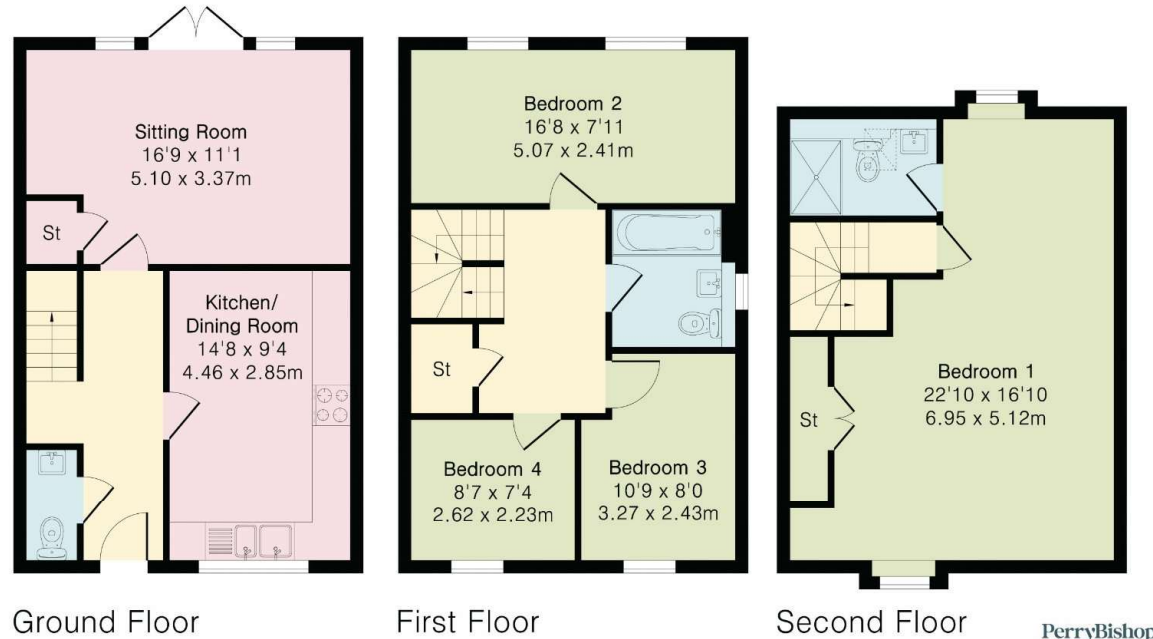


Approximate Gross Internal Area 1269 sq ft - 118 sq m

Ground Floor Area 441 sq ft – 41 sq m

First Floor Area 441 sq ft – 41 sq m

Second Floor Area 387 sq ft – 36 sq m



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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