

hunter
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40 Britannia Mews, Wotton-Under-Edge, Gloucestershire, GL12 7EJ

A well-presented town house situated in a peaceful cul-de-sac in the heart of Wotton-Under-Edge and within walking distance of the town centre and all its excellent amenities.

Britannia Mews is an attractive development of modern properties built by Crest Nicholson in 2015. This particular property is arranged over three floors, extending to just over 1100sq.ft.

The property is entered into a welcoming entrance hall with stairs leading up to the first floor with understairs shelved storage and there is also access to the handy downstairs cloakroom. The kitchen/breakfast room sits to the front of the house and has a good range of contemporary wall and base cabinets with integrated appliances that comprise a Bosch oven, hob and extractor hood and there is space and plumbing for a dishwasher and a fridge/freezer. The welcoming sitting room runs the width of the rear of the property and is filled with natural light from the French doors that lead directly out into the rear garden.

On the first floor there are two double bedrooms and a single room, which would also lend itself very well as a study. The family bathroom has a white suite comprising a bath with a glazed shower screen, low level WC, wash hand basin and heated towel radiator, plus additional fitted wall units for storage.

On the second floor there is a small landing area with a cupboard housing the gas central heating and hot water system. From the landing you walk into the impressive principal bedroom with built in wardrobes and offers bright space filled with natural light from the Velux roof windows that provides a beautiful view over the roof tops and tower of the church of St Marys'. This top floor bedroom benefits from an en-suite shower room.

The private, low maintenance rear garden is predominantly laid to lawn with raised beds and a patio terrace across the rear of the house, making an idyllic spot to sit in the warmer months. There is a side access gate that leads around to the front. Opposite the property there is a single garage within a neighbouring coach house, with a parking space in front.



We understand the property is connected to all mains services: gas, electric, water and drainage. Council tax band C (Stroud District Council). The property is freehold, with a leasehold garage.

There is an NHBC warranty on the property with approximately 2 years remaining. Britannia Mews is subject to a bi-annual service charge of £177.37 which contributes to the upkeep of the communal areas.

EPC – B (83).

The town of Wotton-Under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, the highly regarded Katherine Lady Berkely secondary school, doctors and dentists surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the Cotswold Way can be enjoyed from here. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the South West.

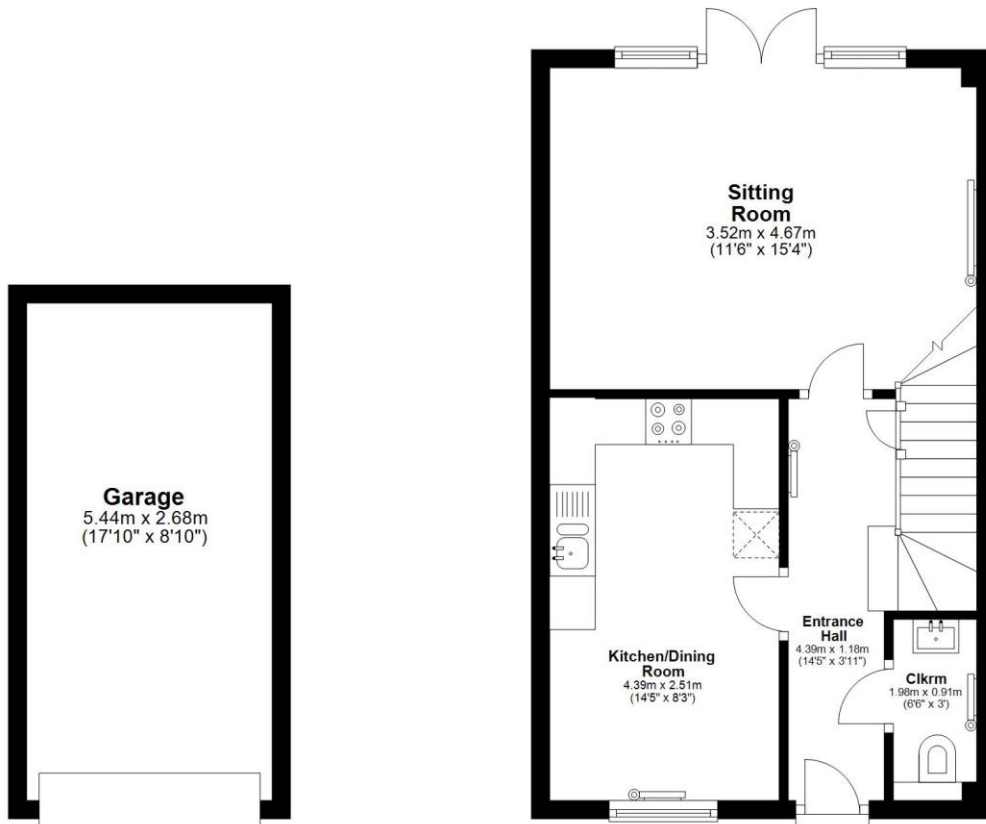


£395,000



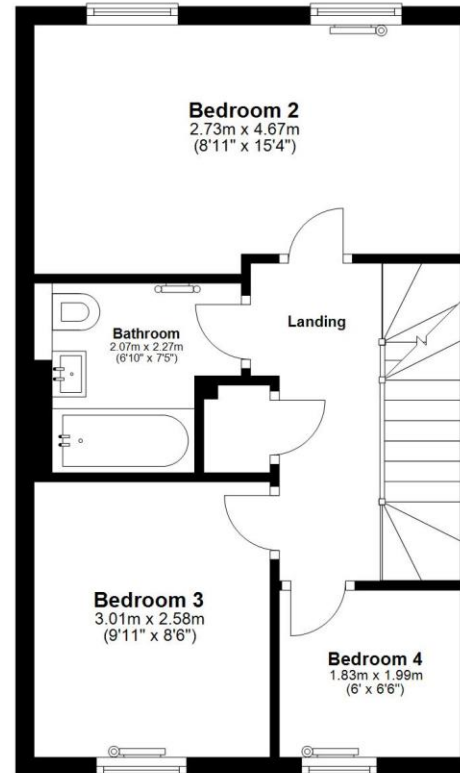
Ground Floor

Main area: approx. 37.4 sq. metres (402.6 sq. feet)
Plus garages, approx. 14.6 sq. metres (157.1 sq. feet)



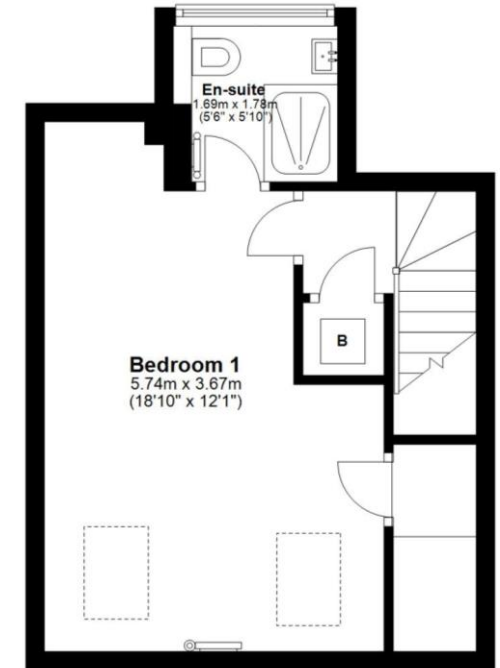
First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Second Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



Main area: Approx. 102.3 sq. metres (1101.4 sq. feet)

Plus garages, approx. 14.6 sq. metres (157.1 sq. feet)

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