

hunter
french



13 Britannia Mews, Wotton-Under-Edge, Gloucestershire, GL12 7EJ

An immaculate end of terrace 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 set over two floors and benefits from the addition of a conservatory which was added by the current owners.

The property has a storm porch over the front door which leads into a welcoming hallway with stairs leading up to the first floor and understairs storage. To the right of the hallway is the kitchen/diner which has a good range of wall and base units with wood effect work tops. Integrated appliances comprise a fan assisted oven and gas hob with stainless steel splashback and extractor above, along with space and plumbing for a washing machine and space for a fridge/freezer. At one end of the kitchen there is the perfect place for a dining table and chairs positioned in front of a window with views overlooking the front of the property. A bright and airy sitting room sits at the rear of the house with French doors leading into the conservatory which provides another lovely seating area with a tiled floor along with underfloor heating and doors out onto the attractive courtyard garden. A downstairs cloakroom completes the accommodation on the ground floor.

On the first floor there is a master bedroom with a modern en-suite shower room, a further double bedroom and single bedroom, which is currently used as a dressing room but equally would lend itself very well as a study. The family bathroom has a white suite comprising a bath with shower attachment, low level WC, wash hand basin and heated towel radiator.

Outside to the front there are shingle areas either side of the path that leads to the front door and adjacent allocated parking spaces for two vehicles. The charming, rear enclosed courtyard garden has been designed to be low maintenance with a patio and shingle area, ideal for displaying pots leading to a raised deck at the far end of the garden, perfect for al fresco dining. A timber garden shed sits in one corner and pedestrian side access leads to the front of the house. There is also an outside tap and electric socket.



We understand the property is connected to all mains services: gas, electric, water and drainage. The house enjoys zone-controlled heating which can be operated independently for both floors.

Council tax band C (Stroud District Council). The property is freehold. There is a communal management fee of £325.60 per annum which contributes to the upkeep of the communal areas.

EPC – B (83).

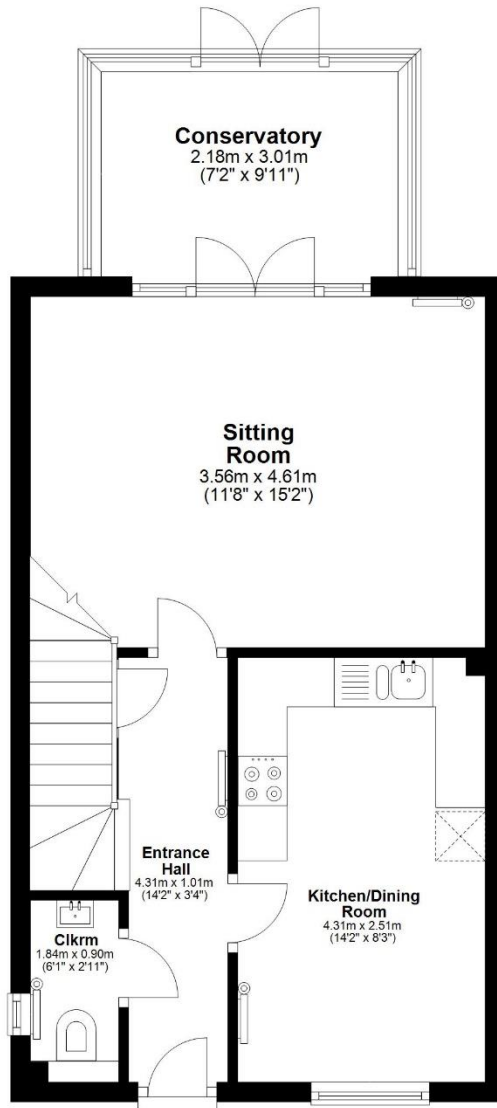
The town of Wotton-Under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, the highly regarded Katherine Lady Berkely secondary school, doctors and dentists surgeries, an independent cinema, along with leisure facilities. There 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.

£365,000



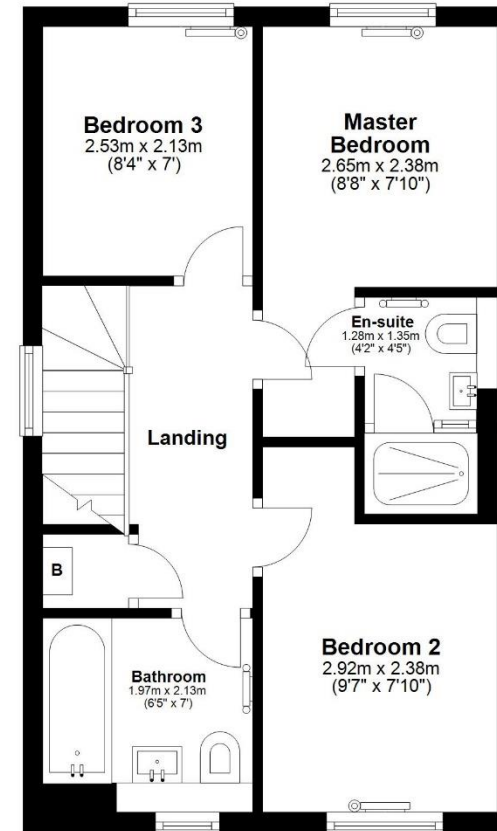
Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.6 sq. feet)



Total area: approx. 80.4 sq. metres (865.1 sq. feet)