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19 Britannia Mews, Wotton-under-Edge, Gloucestershire GL12 7EJ

A stylishly presented three-bedroom link-detached home, nestled within a tranquil cul-de-sac in the heart of Wotton-under-Edge and just a short walk 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 Amtico flooring throughout the ground floor. The impressive rear garden has been professionally landscaped and just beyond the garden is a timber framed car port providing parking for two vehicles.

The property has two steps leading to the front door which has a storm porch over opening into a welcoming hallway with stairs leading up to the first floor and useful understairs storage. To the right of the hallway is the kitchen/diner which has a good range of contemporary 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, a fridge/freezer and washing machine. The dining area is situated at one end of the kitchen where there is a window with views overlooking the front of the property. A light filled sitting room sits at the rear of the house with French doors leading out to the professionally landscaped 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 a single bedroom, which is currently used as a bedroom, but equally would lend itself very well as a study. The family bathroom has a modern white suite comprising a bath with shower over, a low-level WC, wash hand basin and heated towel radiator. An airing cupboard is accessed from the landing and houses the boiler.

Outside to the front of the property there are attractive borders to either side of the front door. The enclosed landscaped garden has been designed to be low maintenance with two terraces and well stocked herbaceous borders. Several seating areas can be found around the garden to ensure enjoyment of the space throughout the day and the changing seasons. A pedestrian gate enables access to the side of the house. The timber framed car port sits behind the garden and provides parking for two vehicles and measures 5.52m x 5.03m (18'1" x 16'6").

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



Council tax band C (Stroud District Council). The property is freehold. There is an NHBC warranty on the property with approximately one year remaining. There is a communal management fee of £194.00 (correct as of January 2024) paid every six months which contributes to the upkeep of the communal areas.

EPC – B (82).

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 Southwest.

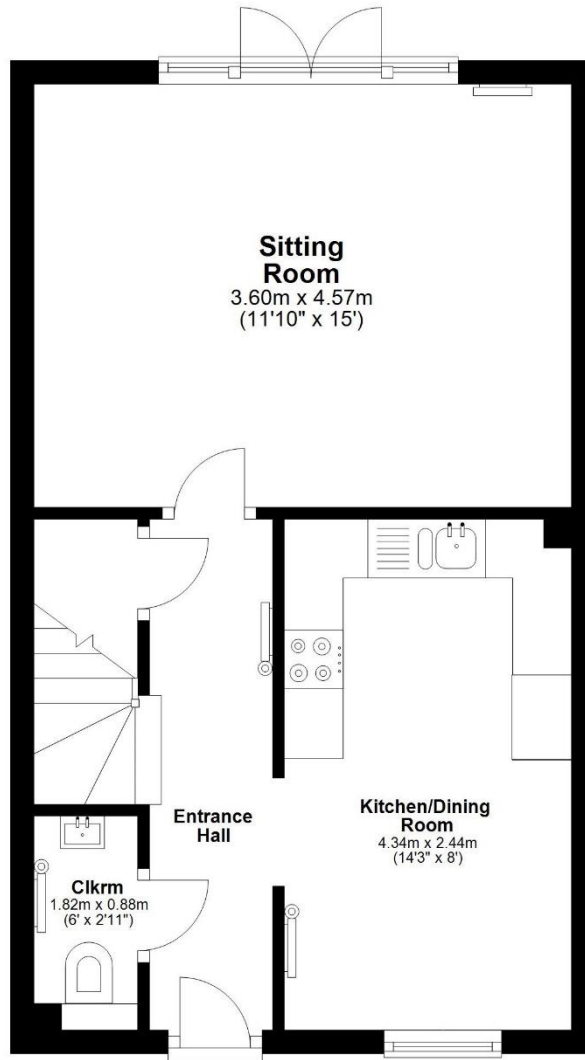


Guide Price £365,000



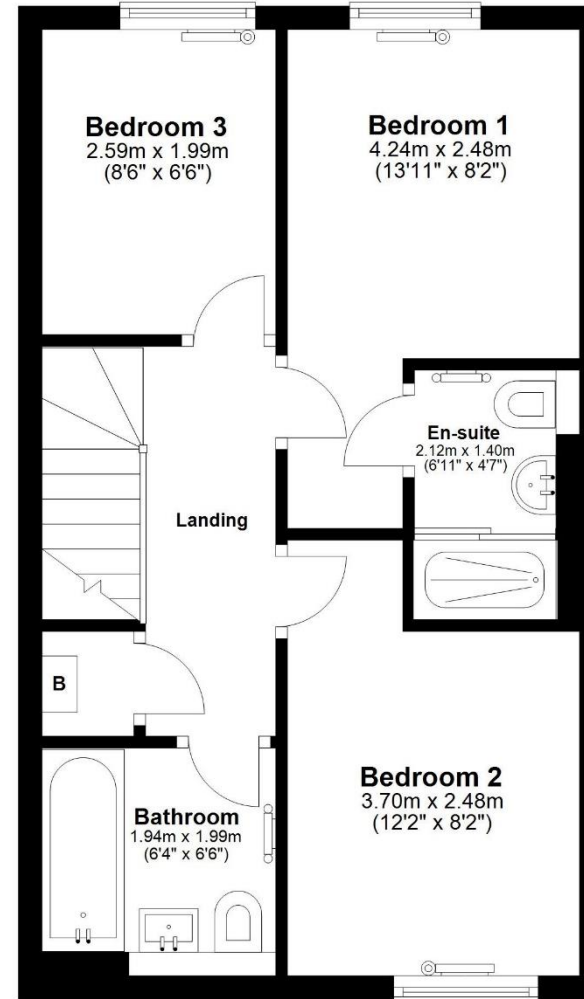
Ground Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



Total area: approx. 73.5 sq. metres (791.4 sq. feet)