



SALES & LETTINGS





# Southside, Shipton Moyne, Tetbury Gloucestershire GL8 8PP

**£350,000**

- Renovation Project
- Stunning Village Location
- Generous Plot Offers Scope to Extend
- Sold As Seen
- No Onward Chai
- Ideal Family Home
- Surrounded by Historic Buildings in the Heart of the Cotswolds
- Situated at the front of a Cul-de-Sac

## The Property

### Renovation Opportunity!

TG Sales & Lettings are excited to present this spacious three-bedroom family home in the heart of the Cotswolds, ready for a full makeover! This charming ex-local authority property offers incredible potential, whether you're a developer looking for your next project or a buyer dreaming of village life and a home to make your own.

The home features a wrap-around plot and a bright interior, thanks to dual-aspect reception rooms. The ground floor includes a central entrance hall, a lounge, a kitchen/diner, a large storage room, a utility room, and a cloakroom. Upstairs, you'll find three well-proportioned bedrooms (two with built-in wardrobes), a bathroom, and an additional cloakroom.

With space to extend and endless possibilities, this home is perfect for anyone ready to roll up their sleeves and create something special. Don't miss out!



## Situation

Shipton Moyne is a charming village in Gloucestershire's Cotswold District, set in an Area of Outstanding Natural Beauty. It's just 3 miles from Tetbury and Malmesbury, both offering a variety of shops and services. The Fosse Way marks the parish and county boundary with Wiltshire. The village is well-connected, with major hubs like Bath, Bristol, Swindon, Gloucester, and Cheltenham all within commuting distance. For trips to London, the M4 (Junction 17) is just 8 miles away, and trains from Kemble Station take around 75 minutes. Alternatively, Swindon Station offers a faster journey of about 55 minutes.

## Directions

**SATNAV postcode GL8 8PP**

## Tenure Freehold

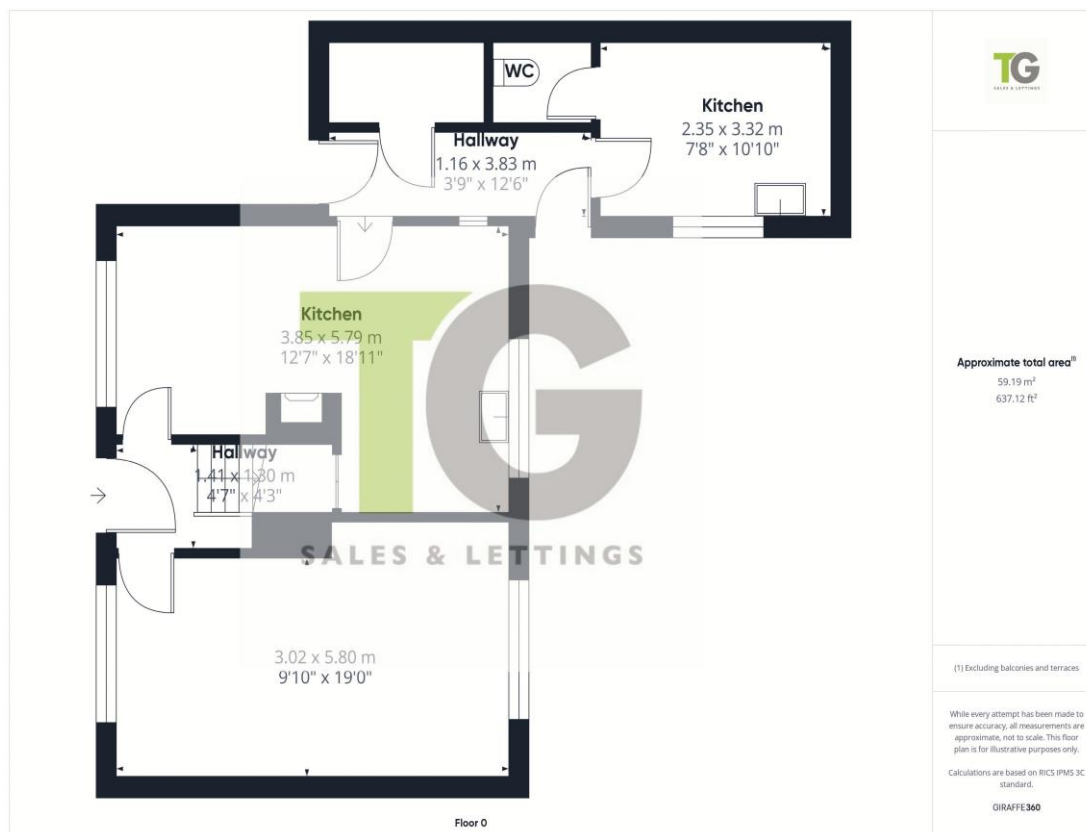
**Local Authority Cotswold District Council**

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band C**







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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