

hunter
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78 Conygar Road, Tetbury, Gloucestershire, GL8 8JF

A two-bedroom ground floor apartment accompanied by a rear garden, off-street parking and a garage. Offered to the market with no onward chain – an ideal first time buy or investment property in the town.

Conygar Road forms part of an established residential development situated to the northern side of the town, understood to have been built in the 1970's. This particular apartment sits at the head of the cul-de-sac and backs onto the school playing fields. Its location is within easy walking distance of the town centre and all the amenities on offer. This property would be an ideal first-time buyer's opportunity to get on the property ladder, or for anyone looking to start or build on a rental portfolio it is a great offering with potential yields returning approximately 5%.

Entering the property via the private front door leads into the hallway; this provides access to the living room, both bedrooms and the bathroom. The living room is at the front of the property which is filled with natural light owing to the floor to ceiling window. The room provides space for both a dining and seating area, and there is a handy store cupboard found in one corner. Beside this room is the kitchen which is fitted with wall and base units in a 'U' shape, providing a good selection of storage. There is space for freestanding appliances including a fridge freezer, cooker and plumbing for a washing machine. The wall mounted, gas combination boiler sits in one corner of the kitchen, and there is another window that allows in natural light.

Both bedrooms are located to the rear of the property and are of double proportions. The larger room also benefits a patio door onto the rear garden. Completing the accommodation is a bathroom that comprises a white suite, including an overhead shower. There is a useful store cupboard found to one side of the bathroom too.

Externally there is a rear garden which is mainly laid to lawn, with a pedestrian access gate into the parking area or via the property. The property benefits off-street parking and a single garage.



We understand the property is connected to mains services such as gas, water, drainage and electricity. Council tax band B (Cotswold District Council). The property is leasehold with a 999year lease. We are advised that 950 years remain on the lease. A ground rent of £15 paid annually (Correct as of April 2024).

EPC – D (66).

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

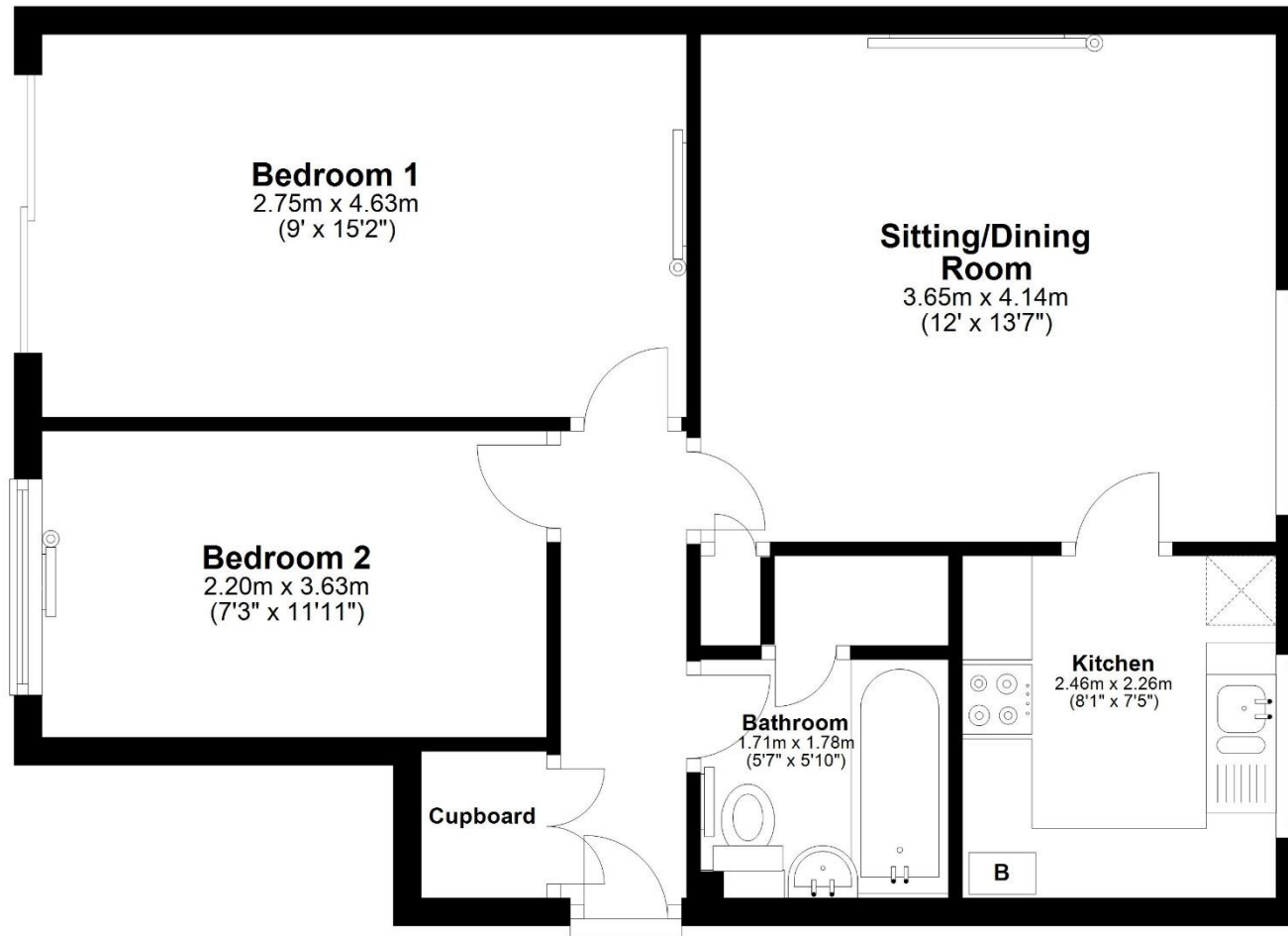


Guide Price £175,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



Total area: approx. 52.1 sq. metres (560.6 sq. feet)