

hunter  
french



16 Trubshaw Close, Tetbury, Gloucestershire, GL8 8GL



A well-presented two-bedroom end of terrace home, situated in a small, modern development on the northern side of Tetbury.

Trubshaw Close is a modern development of Cotswold stone homes built in 2014 by Bovis homes. Number Sixteen is an end of terrace property benefitting from ample parking and a south facing rear garden. This home also benefits from a remaining NHBC warranty.

The property itself is arranged over two floors, with the ground floor briefly comprising of a sitting room, kitchen/dining room and cloakroom. The entrance hallway leads through to the sitting room. This room is a great size with a window to the front to allow ample light and space for a sofa and tv unit. From here, this room flows into the kitchen/dining room overlooking the fantastic rear garden. The kitchen is fitted with a range of modern wall and base units. There is an electric oven and hob as well as space for a washing machine and fridge/freezer. To the far end of the kitchen is space for a dining table and chairs and French doors lead out to the private and enclosed rear garden. The downstairs cloakroom completes the ground floor accommodation.

Rising up the stairs to the first floor there is a bright and airy landing area. This provides access to the two bedrooms, both of which are of double size and benefit from further space for freestanding storage. There is a main bathroom comprising of a shower over the bath, W.C and wash basin. The bathroom has been fully tiled making it a low maintenance space. An airing cupboard sits centrally in the landing with handy shelving.

Externally there is a fantastic garden to the rear enjoying a south facing aspect. There is a patio area initially from the rear door that wraps around the house. Being positioned on a corner plot, this property benefits from a generous sized garden with space for a shed. Leading through the side access gate there is tandem parking for two vehicles. The property also benefits from visitor parking.

EPC – B (83).

The property is subject to an annual service charge of £321.38 per annum correct as of June 2024.





We understand the property is connected to mains services such as gas, electricity, drainage and water. Council tax band C (Cotswold District Council).

Tetbury is an 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.

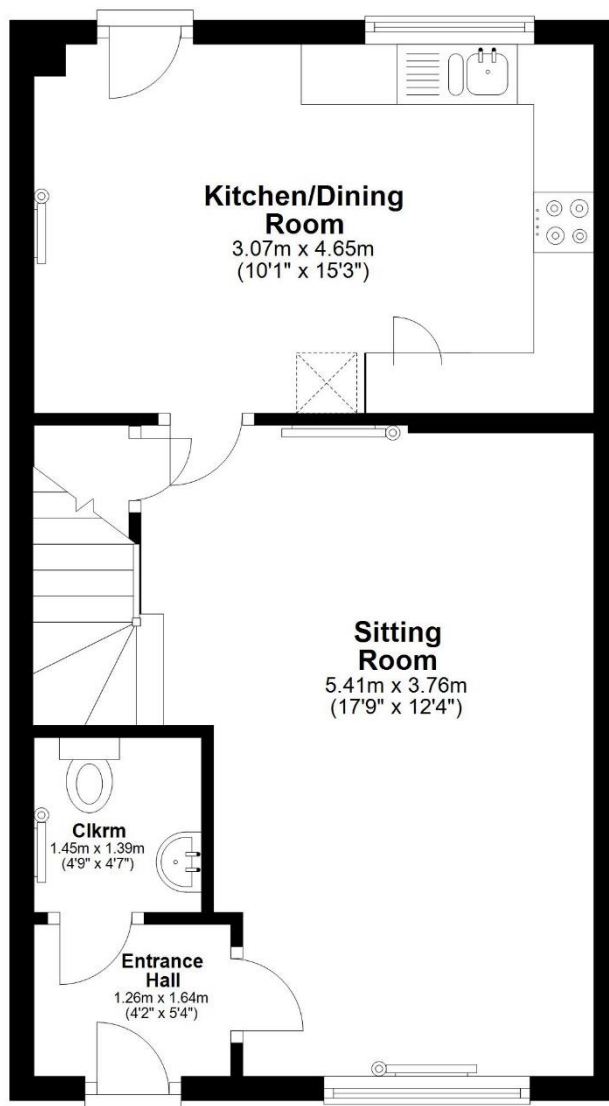
Guide Price £300,000



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

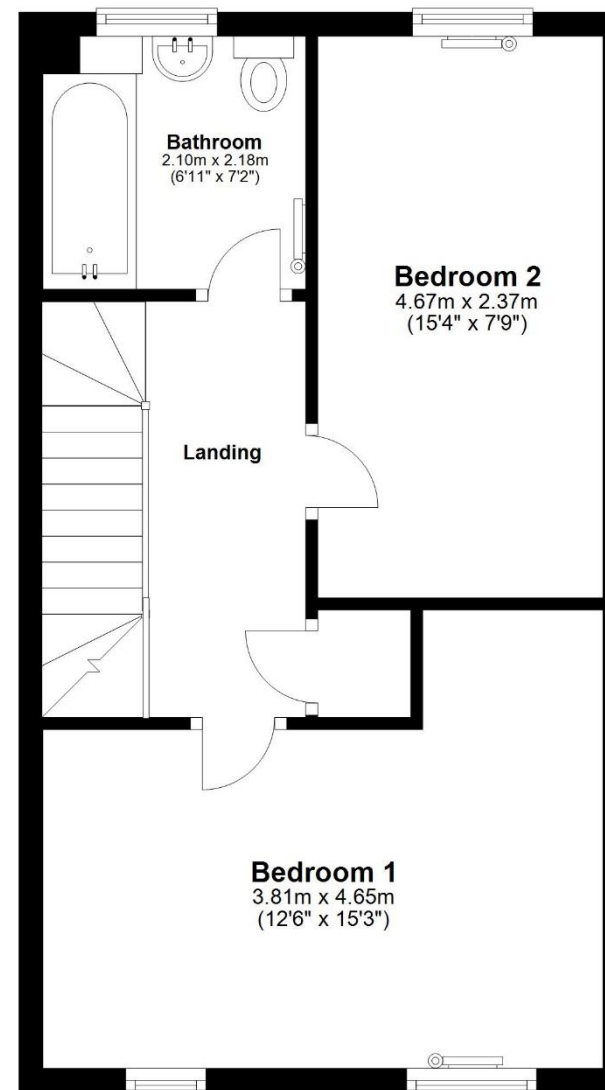
## Ground Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



Total area: approx. 79.8 sq. metres (858.9 sq. feet)

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