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7 Five Trees Close, Tetbury, Gloucestershire, GL8 8DE

This well presented and modern, one-bedroom, first floor flat is situated in a peaceful cul-de-sac just a short walk of Tetbury town centre. Offered to the market with no onward chain and would make an ideal investment or first-time purchase.

Five Trees Close is very well-maintained development of twelve apartments split into three independent blocks, complete with both allocated and visitor parking and a mature, beautifully maintained communal garden to the rear. This first-floor apartment has been a successful long-term rental since 2019.

The property is entered into via the front door into the practical living room that combines space for both sitting and dining. There are two large windows to the front of the property that allow ample light into the room. A hall area connects this room to the kitchen, providing space to hang coats and store shoes. The kitchen is in a 'U' shape with wall and base units which provide some great storage. There is space for a fridge freezer and an integrated electric fan assisted oven and hob. To the rear of the property is the double bedroom which has two cupboards; one of which is an airing cupboard and houses the water tank, whilst the other is a built-in double width wardrobe. There are two further windows to the rear, enjoying an outlook over the communal garden. Completing the accommodation is the bathroom. This is fully tiled and benefits from a toilet, wash basin and a bath with shower over.

Externally there is a communal garden area to the rear of the property. There is a communal patio and sitting area to enjoy in the summer months, and the remainder of the garden is laid to lawn. To the front of the property there is one private parking space allocated to the apartment, along with visitor bays, all approached via an electric gate. The property also features a communal bin storage area.

We are informed the property is connected to mains services of electricity, water and drainage. The property is on a 999-year lease with 968 years remaining. The management fees are a payment of £50 per calendar month, and the purchaser will own a share of the freehold. Council tax band A (Cotswold District Council).



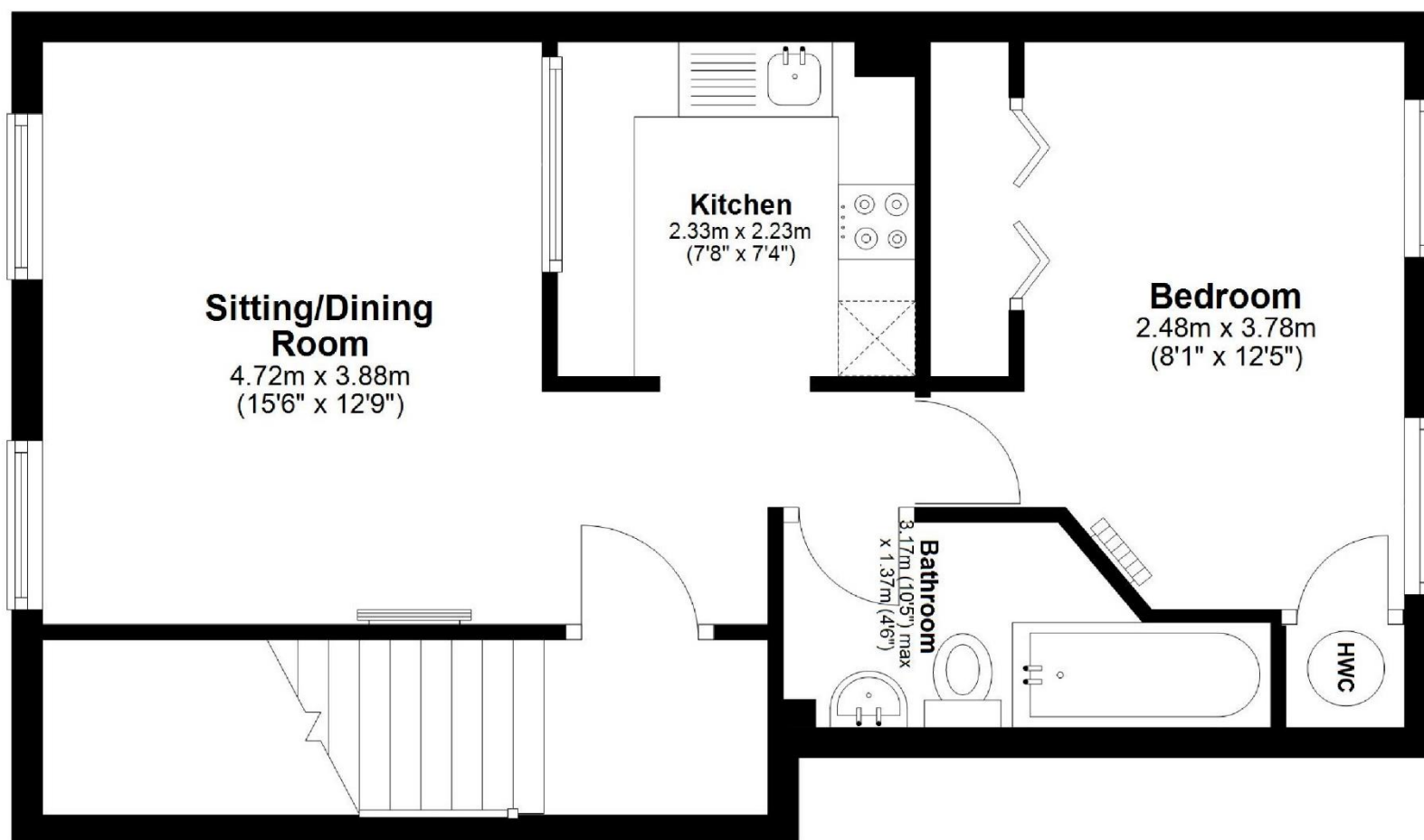
Guide Price £179,950

EPC – C (76).

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.





Total area: approx. 37.2 sq. metres (400.2 sq. feet)