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38 Britannia Mews, Wotton-Under-Edge, Gloucestershire, GL12 7EJ

A beautifully presented mid-terraced townhouse with a garage and parking situated in a peaceful cul-de-sac in the heart of Wotton-under-Edge, conveniently located within walking distance of the town centre.

Britannia Mews is an attractive small development of modern properties built by Crest Nicholson in 2015. This particular property is arranged over three floors, extending to approximately 1,048 sq. ft and offers a practical layout for modern-day living. The property's position within the cul-de-sac provides a private garden overlooking a peaceful stream and is conveniently just a few steps away from the renowned Cotswold Way National Trail.

Entering via the front door leads into the entrance hall with wooden herringbone style flooring and fashionably decorated stairs rising to the first floor, along with access to the downstairs cloakroom and understairs cupboard. The Shaker style kitchen/dining room sits to the front of the house and comprises a range of wall and base units with a bespoke painted finish and marble effect work tops. There is also a freestanding larder cabinet designed to complement the rest of the room while being a practical storage space. Integrated appliances comprise an electric oven and gas hob with extractor hood, along with space and plumbing for a free-standing washing machine and fridge/freezer. The welcoming sitting room spans the rear of the ground floor, with French doors opening out to the rear garden.

Rising to the first floor, the landing provides access to two double bedrooms, the family bathroom and a cupboard housing the hot water tank with linen and towel storage. The largest of the two bedrooms is located towards the rear of the property and is filled with natural light from two windows. There is a contemporary en-suite shower room with wood effect vinyl flooring, a walk-in shower, hand basin, WC and heated towel radiator. The other bedroom is also of double proportions, but would also make an ideal home office, as it is currently used by the owners. The family bathroom has a modern white suite comprising a bath with shower mixer tap, wash basin, WC and a heated towel rail.

From the first-floor landing stairs rise to the second floor which is dedicated to a spacious double bedroom with large Velux windows. On the landing there is a generous sized cupboard housing the central heating boiler and allowing plenty of room for additional storage.

The private rear garden has been designed for low maintenance outdoor living. Leading from the sitting room is a patio with space for an outdoor dining table and chairs, with a wooden sleeper step down to further patio space and artificial lawn. The rear of the garden has a mature hedge and a pedestrian gate to one corner leading to the side of the house and a bin storage area. Opposite the property there is a single garage within a neighbouring coach house, with a parking space in front.





Britannia Mews is subject to an annual service charge, which contributes towards the maintenance of the communal areas within the development.

The property is connected to mains gas, electricity, water and drainage.

Council Tax Band C (Stroud District Council).

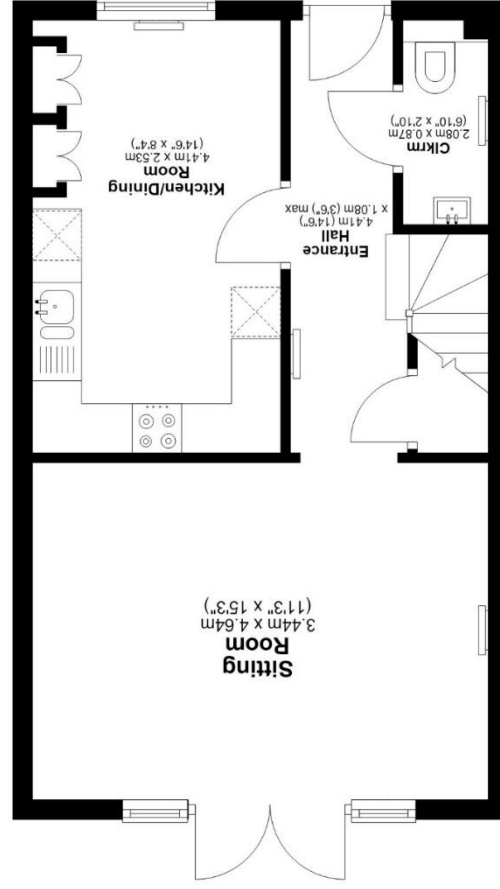
EPC – C (80)

The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also benefits from primary schools, the highly regarded Katharine Lady Berkeley's School, doctors' and dentists' surgeries, an independent cinema and leisure facilities. There are numerous walking and cycling routes from the doorstep, and the Cotswold Way can be enjoyed directly from the town. Wotton-under-Edge is conveniently situated close to Junction 14 of the M5 motorway and the A38, providing excellent access throughout the Southwest.

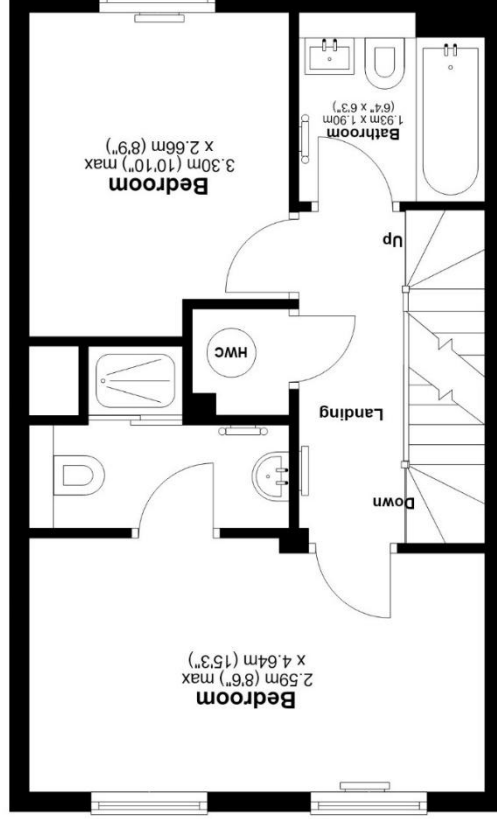
Guide Price £385,000



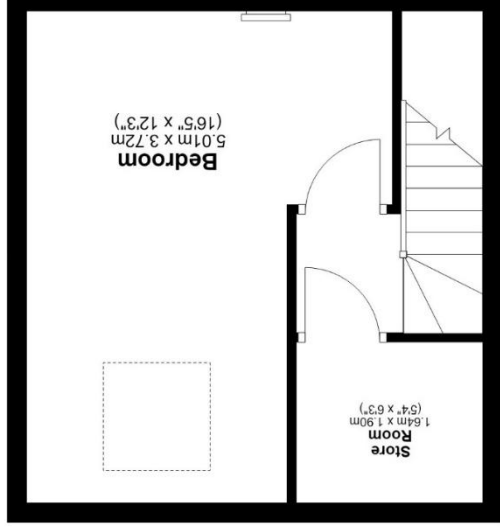
Ground Floor
Approx. 36.9 sq. metres (397.2 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.2 sq. feet)



Second Floor
Approx. 23.3 sq. metres (250.3 sq. feet)



Total area: approx. 97.1 sq. metres (1044.7 sq. feet)

Town and Country Specialists

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