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## SALES & LETTINGS

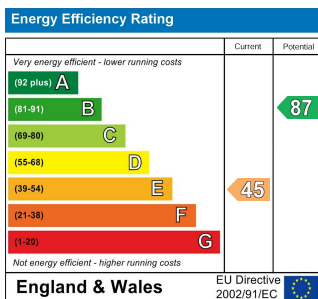


**21 Shephard Mead, Tewkesbury, GL20 5RR**  
**Asking Price £145,000**

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882  
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



## Situation

Shephard Mead is situated within walking distance of the town centre of the historic market town of Tewkesbury and is centrally located between Cheltenham, Evesham and Worcester, close to the M5.

In addition to a wide range of shops, the town centre has many stunning Tudor buildings and a wealth of leisure, health, educational and arts facilities, including schools (pre-school, primary and secondary), theatre, hospital, swimming pool, library and supermarkets, whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

## PROPERTY SUMMARY

- No Onward Chain
- Bungalow
- Lounge / Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Over 55's Development
- Communal Gardens
- Double Glazing
- Council Tax C



### **Description**

TAG Sales & Lettings are pleased to offer the opportunity to buy a self-contained bungalow, located within the secure Shephard Mead complex, the property offers convenient amenities such as an onsite laundry, guest facilities, communal living room, part-time management staff, and alarm service.

The communal gardens provide a picturesque view of the Vineyards and Tewkesbury Abbey. Residents can enjoy various social activities including coffee mornings, whist and keep fit sessions.

The property features an entrance porch with storage and an airing cupboard, a living room with door leading to the kitchen, two double bedrooms, and a shower room.

Additionally, the bungalow includes unallocated off-road parking, UPVC double glazing, and night storage heating.

**\*\* NO ONWARD CHAIN \*\***

#### **AGENTS NOTE:**

Management charges approximately £2232.73 PA (including ground rent)

Lease Length 62 Years Remaining

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 440 sq ft (40.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, including contents and any other items, are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any descriptive particulars. The services, systems and appliances shown have not been tested and no guarantee, as to their condition or otherwise, can be given.  
Plans will be shown in situ.

**Living Room**

19'4 x 9'10 (5.89m x 3.00m)

**Kitchen**

9'8 x 9'1 (2.95m x 2.77m)

**Bedroom One**

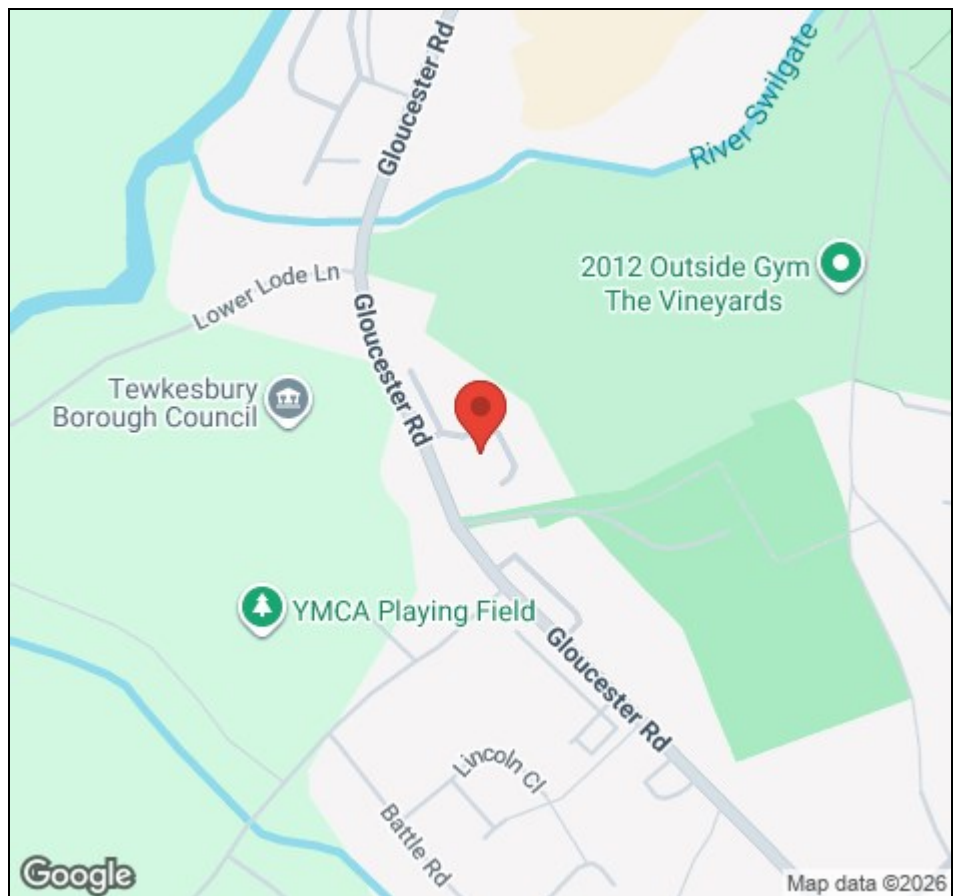
13'6 x 8'2 (4.11m x 2.49m)

**Bedroom Two**

10'4 x 9'6 (3.15m x 2.90m)

**Bathroom**

7'04 x 6'02 (2.24m x 1.88m)



Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276

Email: [info@tagsalesandlettings.co.uk](mailto:info@tagsalesandlettings.co.uk)

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as TAG Residential Lettings LTD.