



JAMES PYLE®^{CO.}



31 Havenhill Road, Tetbury, Gloucestershire, GL8 8TE

Terraced modern house
South-facing garden
Garage and parking
3 bedrooms
Light-filled reception room
Kitchen with integrated appliances
Bathroom, en-suite and WC
Close to countryside walks



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £345,000

Approximately 844 sq.ft excluding garage

'Set within a fantastic location close to countryside walks, a very well-presented modern home with a south-facing garden, garage and parking'

The Property

This mid-terraced modern house is very well-presented and ready to move into, accompanied by a sunny south-facing garden and garage. Built in 2017 by Miller Homes as part of the desirable Highfields development, number 31 has a lovely position on the edge of the development overlooking the former stables of the original farm and within close proximity to countryside walks.

An ideal starter home or for those downsizing, the accommodation is well-configured over two floors extending to around 844 sq.ft. The ground floor has an entrance hall with WC off and a front kitchen fitted with a dishwasher, fridge/freezer, washing machine, oven, and gas hob. The rear reception room is filled with natural light from the southerly aspect and double patio doors to the garden. Upstairs, there are three bedrooms. The main bedroom has an en-suite shower room while the family bathroom is located off the landing.

The sunny garden is laid to easy maintenance with a patio and lawn, fully enclosed with a rear pedestrian gate for access. Behind the property and accessed from Brays Avenue, there is a garage with private off-street parking in front.

The property benefits from double glazing, a combi gas boiler, EPC rating B, and the remainder of a NHBC warranty.

Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Voted



by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking. Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and King Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Additional Information

The property is Freehold with gas-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. There is a service charge for the development of £204 p/a. Ultrafast broadband is available and there

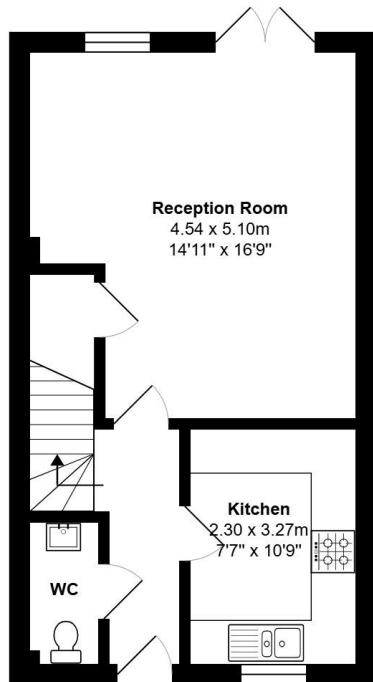
is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold District Council Tax Band C.

Directions

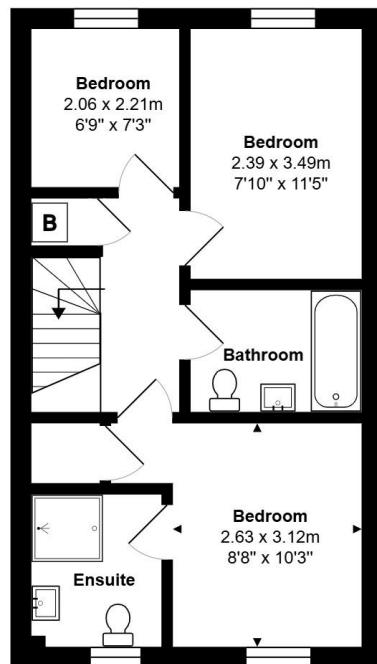
From the town centre, follow London Road towards Cirencester to leave the town. At the final roundabout by Audi, take the left hand turn into Havenhill Road and locate the property along the road on the left.

Postcode GL8 8TE
What3words: //freshen.shoelaces.shutting

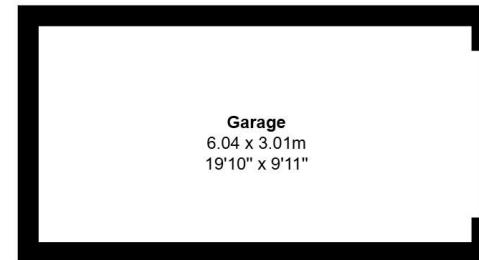




Ground Floor

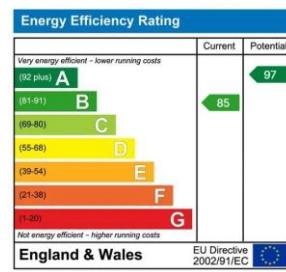


First Floor



Total Area: 78.5 m² ... 844 ft² (excluding garage)

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)
The Barn, Swan Barton, Sherston SN16 0LJ
01666 840 886 or 01452 812 054



LONDON (ASSOCIATE OFFICE)
121 Park Lane, Mayfair W1k 7AG
0207 0791 577