



JAMES PYLE & Co



7 Roseblade Walk, Tetbury, Gloucestershire, GL8 8TB

Double-fronted modern house
3 bedrooms
Bathroom and en-suite
Dual-aspect living room
Kitchen/dining room
Larger than average garden
Private parking for two cars
EPC rating B



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £375,000

Approximately 948 sq.ft

‘Tucked away down a leafy walkway, an attractive double-fronted house with a larger than average sized garden and parking for two cars’

The Property

This double fronted end of terraced house is positioned within the popular Highfields Development towards the rural edge of Tetbury and yet within easy walking distance of many amenities. Built in 2018 by Miller Homes, the accommodation extends to around 950 sq.ft benefitting from double glazing, mains gas heating through a combi boiler, and an EPC rating B. The property has the extra features of a larger than average garden and private off-street parking for two cars.

On the ground floor, a central storm porch opens to an entrance hall with under stairs storage and WC off. The good-sized living room is dual-aspect with patio doors opening to the rear garden. The kitchen/dining room also has patio doors connecting to the garden and boasts a range of fitted units with a gas hob and built-in oven. From the first floor landing there is a family bathroom and three bedrooms. The principal bedroom has a double fitted wardrobe and an en-suite shower room.

The house tucked down a leafy walkway with a small front garden and side access. The main garden lies to the rear and is larger than most within the close, laid mostly to lawn with a patio terrace and is fully enclosed. There is a rear pedestrian gate which provides convenient access to the parking area where there are two tandem parking spaces.

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 central heating, mains water, electrics and drainage. There is a service charge of £112.79 paid half yearly to the management company RMG for the general maintenance and grounds keeping within the development. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile phone

coverage. Cotswold District Council Tax Band C.

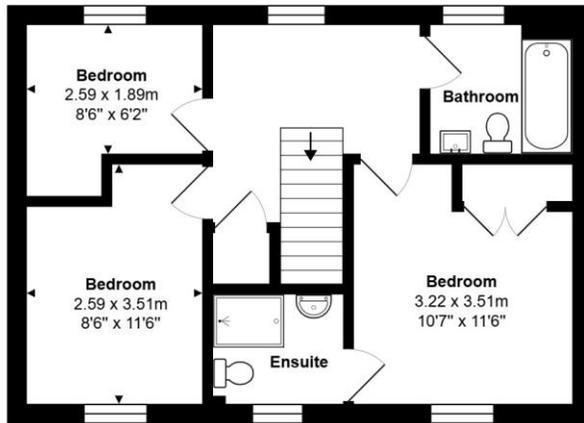
Directions

From the centre of Tetbury, take London Road towards Cirencester. Pass Tesco and the garage, and proceed straight over the two mini-roundabouts. At the third roundabout turn left into Highfields and the access to Roseblade Walk is immediately on the left. The parking area is found via Brays Avenue behind.

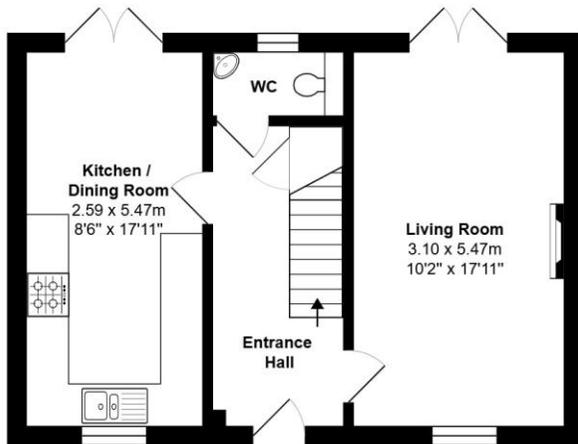
Postcode GL8 8TB

What3words: ///reservoir.incursion.spells





First Floor

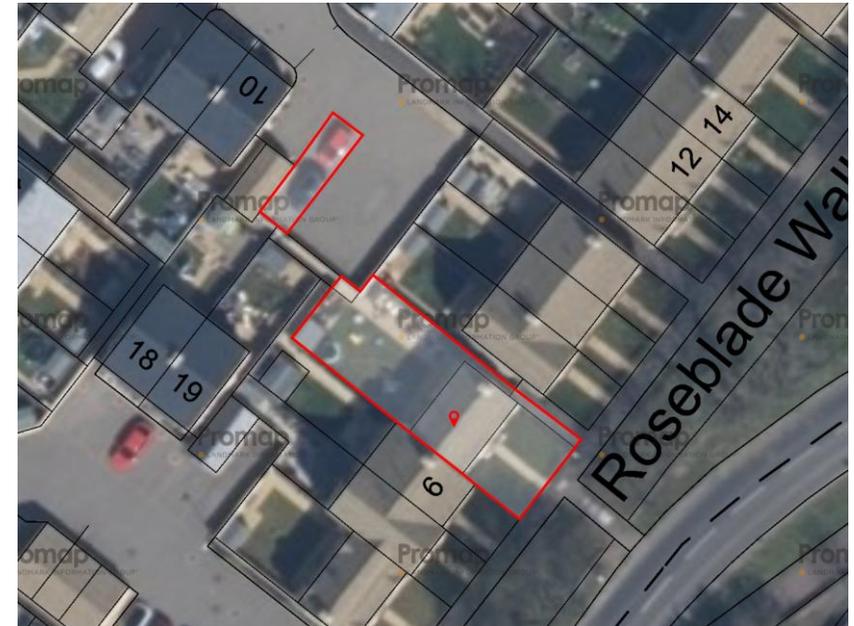


Ground Floor

Total Area: 88.1 m² ... 948 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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