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## SALES & LETTINGS



**30 Shephard Mead, Tewkesbury, GL20 5RR**  
**Asking Price £220,000**

**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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

## 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

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





## Description

TAG Sales & Lettings are pleased to offer an exceptional 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, bingo, whist, choir, and keep fit sessions.

The property features an ENTRANCE HALL (which some of the other properties on this development do not have) with storage and airing cupboards, a living room with a garden view and an archway leading to the kitchen, two double bedrooms, and a shower room equipped with a shower seat and built-in storage.

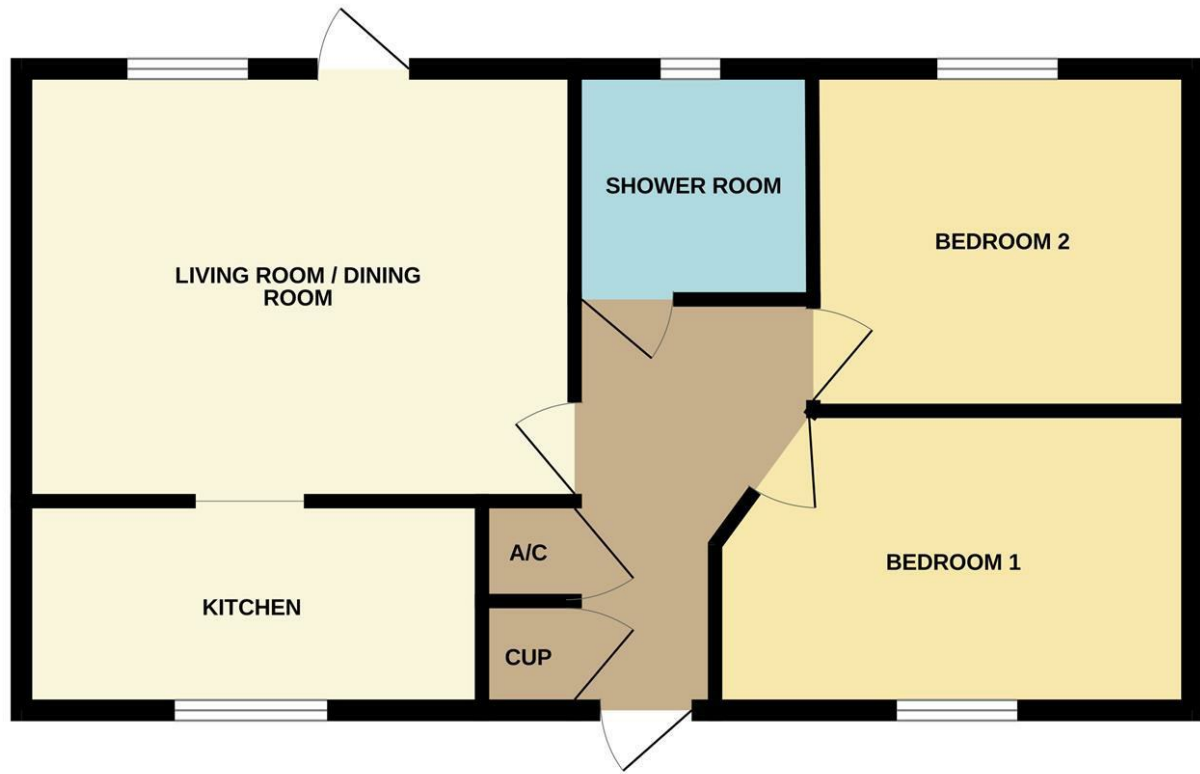
Additionally, the bungalow includes its own outdoor space, off-road parking, UPVC double glazing, and night storage heating.

### AGENTS NOTE:

Management charges approximately £2234.84 PA (including ground rent)

Lease Length 63 Years Remaining

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### **Living Room / Dining Room**

15'01 x 11'09 (4.60m x 3.58m)

### **Kitchen**

12'07 x 5'09 (3.84m x 1.75m)

### **Bedroom 1**

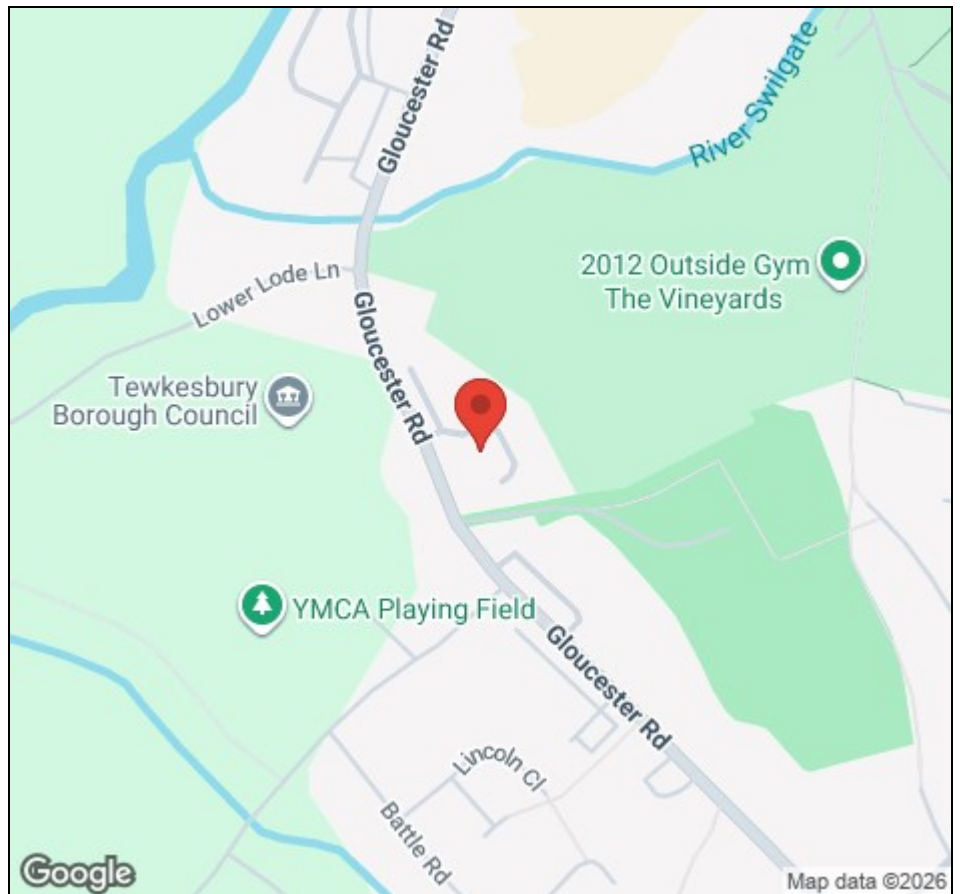
13'00 (max) x 8'02 (3.96m (max) x 2.49m)

### **Bedroom 2**

10'05 x 9'04 (3.18m x 2.84m)

### **Shower Room**

6'05 x 6'01 (1.96m x 1.85m)



Viewing strictly by appointment via Tag Estate Agents – 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.