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8 Cornwall Close, Tetbury, Gloucestershire, GL8 8JD

A beautifully presented first-floor apartment offering bright and spacious accommodation, offered with no onward chain, it is perfectly suited to first-time buyers, downsizers, or as an ideal Tetbury bolthole.

Cornwall Close is an attractive and well-established development, just a few minutes' walk from Tetbury town centre via Hampton Street. Originally known as 'The Hamptons' during construction in 2012, the development was built by David Wilson Homes and blends seamlessly with the character and aesthetic of the town. Positioned on the first floor, the property sits within a detached building of just three apartments that benefits from communal seating area and private parking, whilst the apartment itself is beautifully presented throughout with accommodation extending to approximately 786sq. ft. The apartment is being offered to the market fully furnished.

The property is entered via a private front door at ground-floor level into an immaculate communal entrance hall, with stairs rising to the first floor. The apartment further benefits from a telephone intercom entry system for added convenience and security. Upon entering the apartment, there is a large, fitted entrance mat helping to preserve the immaculate cream carpets found throughout much of the property. Coat hooks are positioned to the right-hand wall, with additional space suitable for shoe storage or a seating area.

Located to the right of the hallway, the living accommodation comprises a thoughtfully arranged sitting and separate dining area. A shaker-style built-in entertainment unit spans the far wall, providing excellent storage, bookshelves, and space for a television. Large box bay windows flood the room with natural light and are finished with attractive plantation shutters. Positioned at the end of the hallway is the shaker-style kitchen, featuring fitted units with cream-fronted doors, complemented by granite-effect laminate work surfaces and upstands throughout. Integrated appliances include a four-ring gas hob, extractor hood, electric oven, fridge freezer and washer dryer. A wall-mounted cupboard houses the boiler, which was updated in 2022. The flooring is finished in light-coloured ceramic tiles.

Both bedrooms are positioned to the rear of the apartment. The principal is a spacious double room with ample space for a king size bed, bedside cabinets, and additional freestanding furniture or dressing space. The room further benefits from built-in wardrobes and a windows allowing plenty of natural light. The accompanying en-suite shower room is thoughtfully designed and includes a corner shower, WC, wash hand basin and a mirrored vanity unit, and the room is finished in attractive beige tiling, and wood-effect flooring.



The second bedroom is again a generous double room with further fitted wardrobes and ample space for additional furniture. This room has two windows again creating a bright and airy feel.

Between the two bedrooms is a particularly useful cupboard accessed from the hallway, with shelving and hanging rail.

The principal bathroom completes the accommodation and is fitted with a bath with handheld shower over, WC, wash basin, and a useful mirrored vanity storage unit. Large mirrors positioned behind the bath and along the adjoining half walls create an enhanced sense of space within this already generously proportioned room. The bathroom is finished with contemporary beige tiling.

Externally, the property benefits from private parking for one vehicle, additional unrestricted on-road parking nearby, and well-maintained low-maintenance seating area with planted bordered of shrubs and flowers.

We understand the property is connected to mains services of gas, electric, water and drainage. Council tax band A (Cotswold District Council).

The property is leasehold with share of freehold. Each of the three apartments have 1/3 control of the management company and the 3 leases which it holds. There is an annual maintenance fee of £720, which is paid quarterly.

EPC – C (80)

Tetbury is a historical wool town situated within the Cotswold area of outstanding natural beauty. The town is known for its royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west respectively, giving convenient transport links to Bath, Bristol and London.

**Guide Price £325,000**





Total area: approx. 73.0 sq. metres (786.0 sq. feet)