



Twyning

01684 293246



12 Mayalls Close, Twyning, GL20 6DT

This is a spacious detached bungalow located within a quiet cul du sac within the popular village of Twyning.

Internally the accommodation briefly comprises of a welcoming entrance hall providing access to a guest wc, the lounge and the kitchen. The lounge at the front of the property has an attractive stone fireplace and inset LPG gas fire. Adjacent is a separate dining room with patio doors into a conservatory which also links around to the kitchen – creating a lovely flow to the entertaining space.

The kitchen is fitted with a range of wall and base units with a useful cupboard.

To the rear of the property there are three double bedrooms and main bathroom, which is fitted with a panel bath with shower over, pedestal wash basin and low level wc.

A rear lobby off the conservatory links to the garage which has the benefit of power and light. Completing the accommodation is a useful store cupboard.



The bungalow has the advantage of upvc double glazing and oil fired central heating.

Outside the gardens are lovely, being private and laid to lawn with mature shrubs trees and the benefit of a garden shed. The garden at the front of the property is designed to be low maintenance with driveway parking and vehicle access into the garage.

Twyning is a popular village benefitting from excellent village amenities which include a pretty village green, post office, shop, two public houses, primary school, community & recreational centre with excellent facilities including flood lit tennis courts.

The village is also located on the River Avon which offers lovely country walks – Tewkesbury being approximately 45 minutes walk away along the River bank.

Situated approximately half a mile from Junction 1 of the M50, it offers excellent commuter links. Approximate distances (miles):

Tewkesbury	3	Birmingham	40
Cheltenham	17	Bristol	53
Gloucester	20	Cardiff	80



Ground Floor

Lounge 18'11"x12'8"
 Dining Room 10'10"x7'11"
 Kitchen 11'6"x10'9"
 Conservatory 8'5"x7' minimum

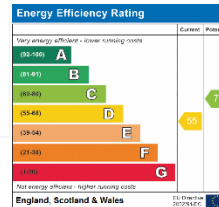
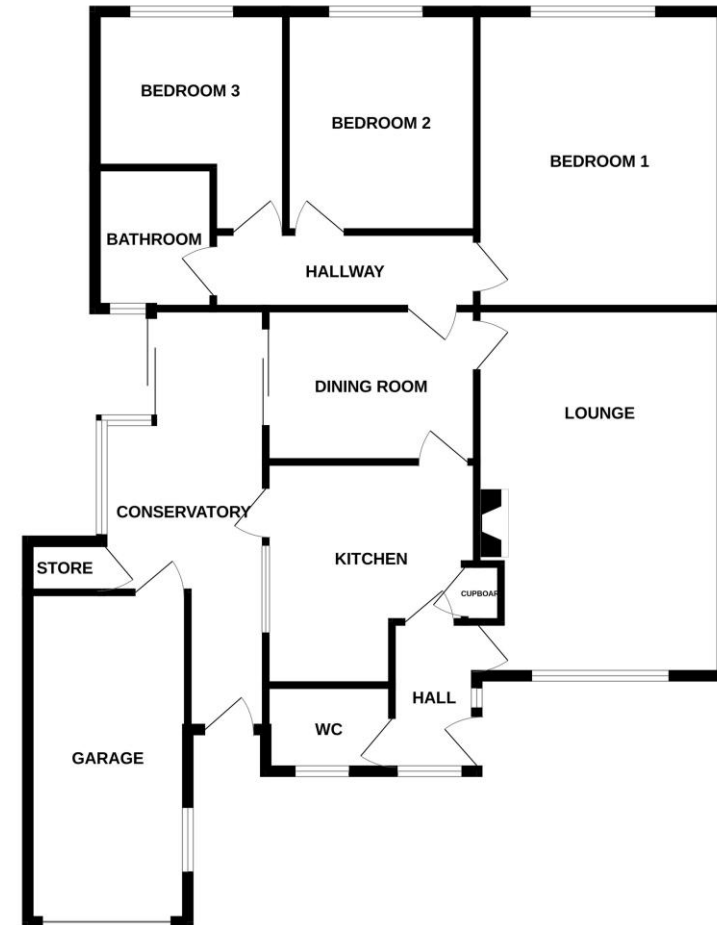
Bedroom 1 15'4"x12'8"
 Bedroom 2 11'4"x9'10"
 Bedroom 3 9'10"x8'
 Bathroom 6'10"x6'
 Guest wc

Outside

Single Garage 17'x8'3"
 Garden Shed

Tewkesbury Borough Council Tax Band D

GROUND FLOOR



Guide Price £400,000

Viewing strictly by arrangement with Engall Castle Ltd
 155 High Street Tewkesbury Gloucestershire GL20 5JP
 Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm
 email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

