



Shephard Mead

01684 293246

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26 Shephard Mead, Tewkesbury, GL20 5RR

This is an immaculately presented bungalow which is simply stunning!

From the moment you enter you will not fail to be impressed by the quality of the improvements made to the property – from the fitted kitchen to the fitted wardrobes in both bedrooms.

The contemporary styled kitchen is fitted with a range of modern white wall and base units with integrated electric hob, extractor, oven, microwave/grill, fridge and freezer. There is a door leading out to the gardens which have a lovely south facing private outlook, with small patio ideal for al fresco dining.

The lounge/dining room is spacious with glazed double doors leading through to the kitchen. There is a modern remote control operated electric fire in an attractive surround.

The inner hall gives access to the two bedrooms both with fitted wardrobes and the master with an airing cupboard.

The shower room is again beautifully modern with a vanity unit with sink basin, low level wc, walk-in shower cubicle and heated towel rail.



In addition to the excellent accommodation available within the fully independent and self-contained bungalow, there are facilities available within the main house including: Communal lounge; laundry room fully equipped with extensive washing and drying facilities; mature, managed communal gardens and a guest suite available for occasional hire.

A resident warden is normally on site during normal daytime hours and 24 hour assistance is available via the alarm installed in each room.

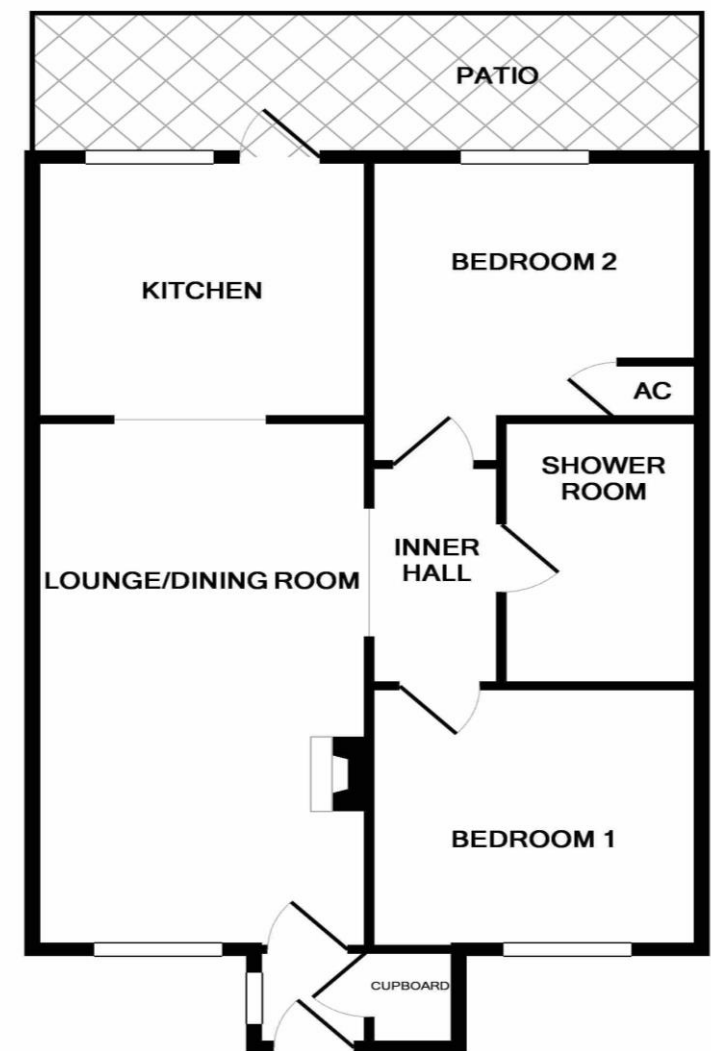
Shephard Mead is situated on the edge of the ancient town of Tewkesbury, with delightful views of its Abbey, and the wealth of amenities typical of a thriving community including hospital, swimming pool, golf club, theatre and excellent range of shops. Short commuting distances away are the vibrant centres of Cheltenham and Gloucester, both of which are easily accessed by regular buses

Ground Floor

Lounge/Dining room	19'3" x 9'9"
Kitchen	9'8" x 9'2"
Bedroom 1	10'4" x 9'3"
Bedroom 2	10'3" x 9'4"
Shower Room	7'3" x 6'1"

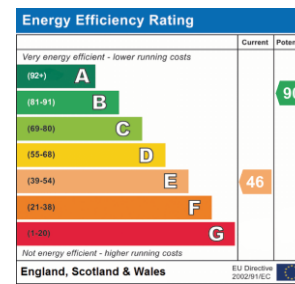
Outside

Patio Area
Unallocated Parking
Communal Gardens



Additional information

Managed by Elm Group on behalf of Orbit Housing Association
Leasehold Approx 64 years (term to be confirmed)
Annual Service & Ground Rent Charge believed to be approx. £178pcm (to be confirmed by solicitors at the point of completion) includes building insurance, maintenance, subsidised guest suite, laundry and communal areas



Tewkesbury Borough Council Tax Band C



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.

Guide Price £250,000

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



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