



ESTATE AGENT
IN GL17-20

Shephard Mead

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**Engall
Castle**
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16 Shephard Mead, Tewkesbury, GL20 5RR

With possibly the number 1 position within the development, this stunning bungalow really does feel and look like any bungalow you would find in any road or street, the fact that it is located within a development for the over 55s with views to the Abbey and across playing fields to the Cotswold escarpment behind is a true bonus!

Impeccably presented and updated to reflect today's discerning home buyers, this really will be a home in which you can relax and enjoy.

An entrance porch with useful store cupboard leads into the central hall creating a feeling of space.

The lounge/dining room has a picture window and glazed door taking full advantage of the views. From the dining area there are double doors into the modern kitchen which is fitted with a range of wall and base units with integrated oven, electric hob, dishwasher, fridge and freezer, with space for a small breakfast table and a window looking out to the front.

There are two double bedrooms one with a range of fitted wardrobes, and a modern shower room with quadrant shower, vanity unit with wash basin and a low level wc.



Outside there is a private patio area – the perfect spot for al fresco dining and to fully appreciate the views and gardens.

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 subsidised guest suite available for occasional hire.

A resident warden is normally on site during normal weekday hours.

Tewkesbury is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre all within easy walking distance of the property.

Centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities made easy with the motorway and rail networks readily accessible.



Ground Floor

Lounge/ Dining Room	15'1" x 12'
Kitchen	8'6" x 7'
Bedroom 1	10'4" x 9'5"
Bedroom 2	11'4" x 8'2"
Shower Room	6'5" x 6'4"

Outside

Patio area
Unallocated parking
Communal areas and gardens

Additional Information

- Managed by RLHA on behalf of Elm Group
- Leasehold Term remaining 63 years (term to be confirmed)
- Retired over 55s only
- Annual Service & Ground Rent Charge £178 pcm (to be confirmed by solicitors) includes building insurance; maintenance; subsided guest suite and communal areas; onsite daytime manager (currently this is a vacant position); laundry; window cleaning.
- Modern Electric heating
- Double glazed windows

Tewkesbury Borough Council Tax Band C



Guide Price £240,000 Leasehold

Viewing strictly by arrangement with Engall Castle Ltd

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Agents Note

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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.



