



Shephard Mead

01684 293246



25 Shephard Mead, Tewkesbury, GL20 5RR

Beautifully light and bright, this bungalow has been modernised and updated to present as a lovely home. One of only 25 bungalows within this development designed for the active over 55s.

The entrance porch welcomes visitors and has the benefit of a meter cupboard which also provides space for storage. It leads through to the lounge/dining room which has the benefit of a modern electric flame effect fire. Glass double doors open through to the contemporary styled kitchen which is fitted with a range of modern white wall and base units with an integrated dishwasher, microwave, induction hob, electric oven and extractor. A door from the kitchen leads out to the rear patio.

Off the lounge there is an inner hallway giving access to two double bedrooms and the modern shower room. The main bedroom is fitted with a range of wardrobes.

The contemporary shower room and offers a walk in shower cubicle, heated towel rail, vanity unit with a back to the wall wc and modern wash basin bowl.

The bungalow has the benefit of double glazed windows and doors and modern wi fi controlled electric heating and instant hot water.



Outside there is a larger than average patio which backs onto the communal gardens and mature hedgerow providing a delightful backdrop. There are two sheds and the advantage of ramped access from the rear to the front of the property.

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.

There is the advantage of a part time Estate Manager 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"

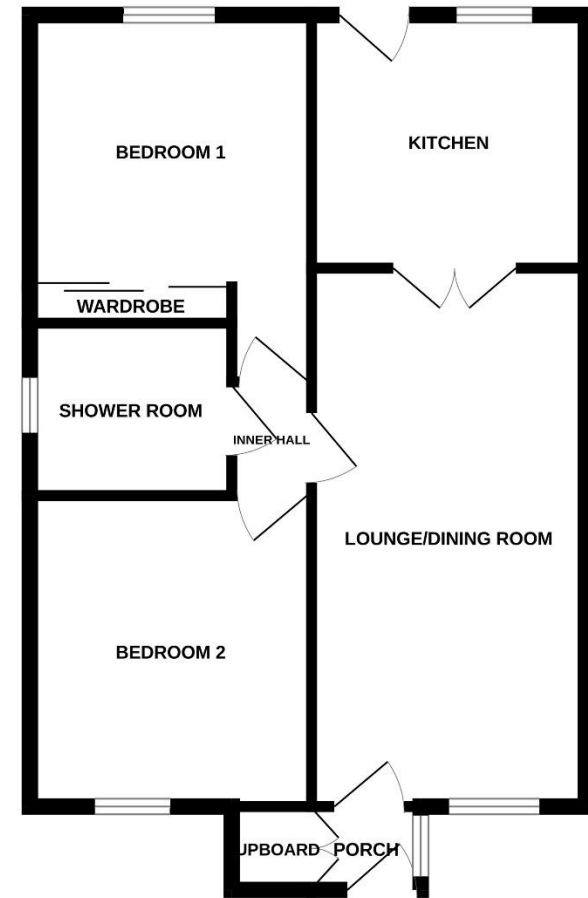
Outside

Patio Area
Unallocated Parking
Communal Gardens

Additional information

Managed by RHLA/Elm Group Ltd
Leasehold Approx 64 years (term to be confirmed)
Annual Service & Ground Rent Charge believed to be approx. £187pcm (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



Guide Price £245,000 Leasehold

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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.

Agents Note

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