



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Shephard Mead

01684 293246

**Engall
Castle**

.com

36 Shephard Mead, Tewkesbury, GL20 5RR

Positioned within this popular retirement development for over 55s, this two bedroom bungalow offers independence with the security of knowing there is someone on hand close by.

Immaculately presented throughout creating modern and light accommodation. The welcoming porch leads through to the beautifully light and spacious lounge/dining room with an attractive electric fire. From here a door leads through to the kitchen which is fitted with a range of modern wall and base units with integrated electric hob, oven and fridge/freezer.

There is a door leading out from the kitchen to the rear south facing patio area perfect for those warm summer months.

An inner hallway off the lounge leads through to two double bedrooms and a shower room. The shower room is fitted with a shower cubicle, vanity unit with inset wash basin and wc.



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.

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	19'4" x 9'9"
Kitchen	9'7" x 9'1"
Bedroom 1	11' x 9'11"
Bedroom 2	10'3" x 9'4"
Shower Room	7'4" x 6'2"

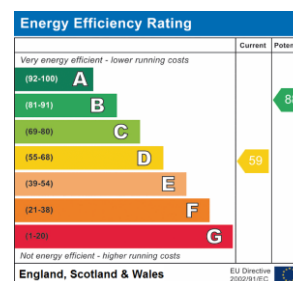
Outside

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. £173pcm (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



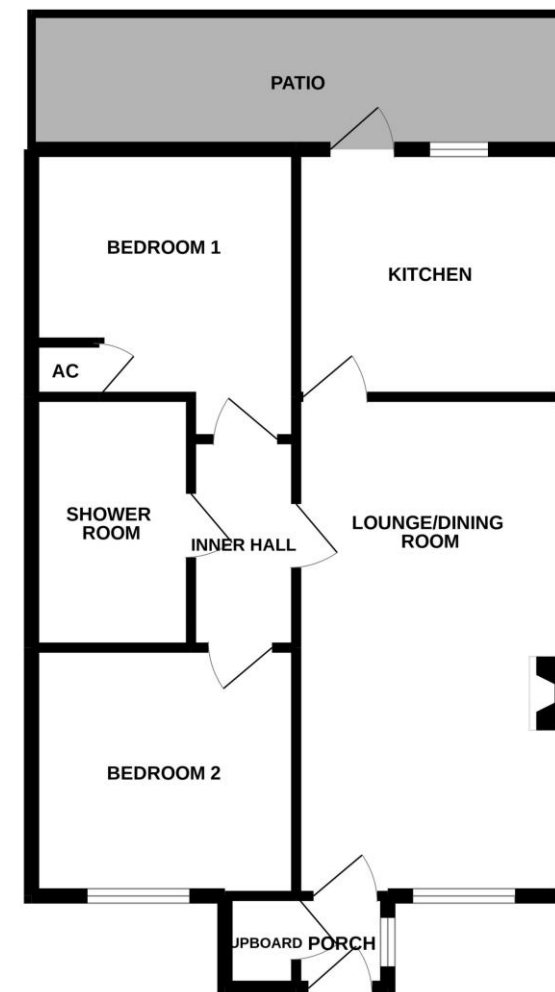
This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

Guide Price £240,000

Viewing strictly by arrangement with Engall Castle Ltd
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