



**Shephard Mead**

**01684 293246**

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## 28 Shephard Mead, Tewkesbury, GL20 5RR

Located 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. A welcoming porch leads through to the beautifully light and spacious lounge/dining room with attractive fire surround housing an 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 extractor.

There is a door leading out from the kitchen to the rear private south west 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.

Outside there is a lovely patio area overlooking a mature hedgerow, and being south facing is the perfect spot to enjoy the sunshine. There is also a garden shed, ideal to store your sun lounger!



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.

The bungalow has modern electric panel heating throughout and benefits from a 24 hour Careline system installed.

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	19'3" 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

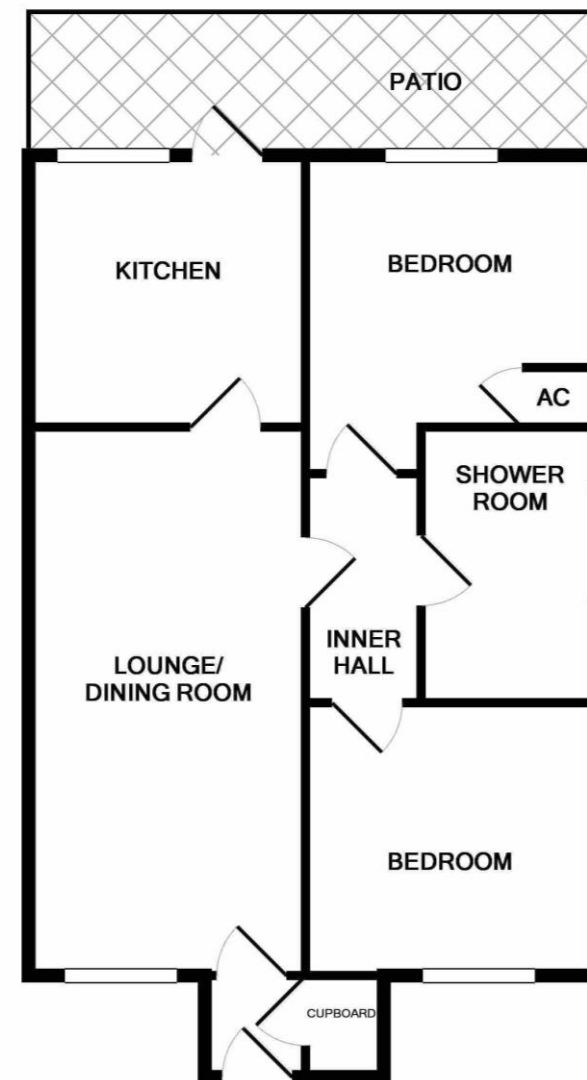
Managed by RHLA/Elm Group

**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, Part-time Estate Manager, 24 careline and communal areas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	90
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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 £230,000**

**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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