



Shephard Mead

01684 293246



31 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 wood effect laminate flooring. 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.



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 Economy 7 modern electric storage and panel heating throughout and benefits from a 24 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

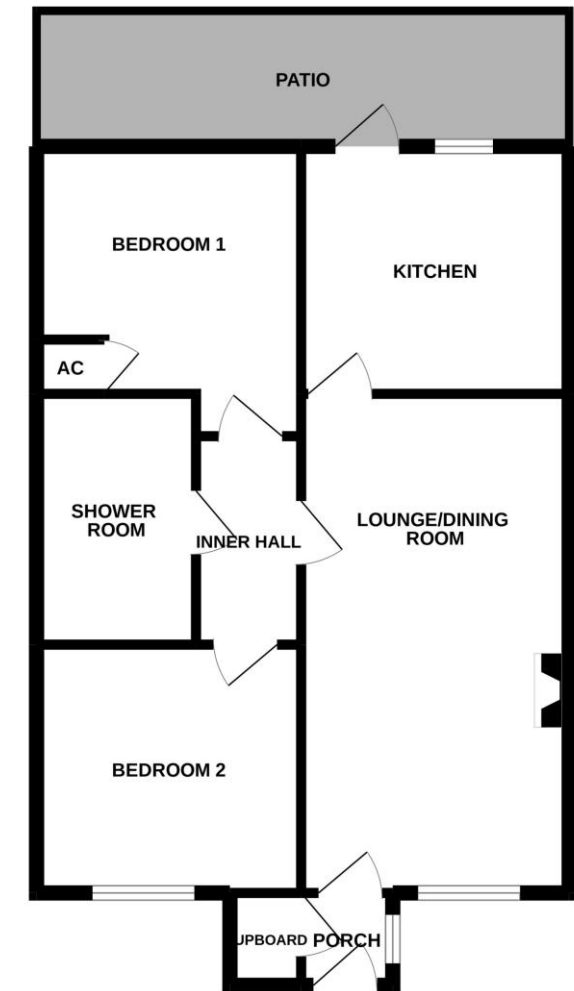


Additional information

Managed by 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. £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

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	
(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 £235,000

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



Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.



