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SALES & LETTINGS



38 Webbs Way, Tewkesbury, Gloucestershire GL20 5FR
Asking Price £400,000

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TAG Residential Lettings Limited. Registered in England No. 05783882
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	86
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Situation

The Meadows is a popular and much sought-after area to the north of Tewkesbury, conveniently located only a short walk from Tewkesbury High Street yet with the benefit of its own Primary School as well as a newsagent, hairdressers, barbers, farm shop and convenience store. There is also a garage with small supermarket.

Tewkesbury itself is centrally located between Cheltenham, Evesham and Worcester close to the M5.

In addition to a wide variety of shops, the town centre has many stunning Tudor buildings and a wealth of leisure, health, educational and arts facilities, including schools (pre-school, primary and secondary), theatre, hospital, swimming pool, library and supermarkets, whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

PROPERTY SUMMARY

Extended Detached House
Garage & Driveway To Side
Lounge
Study
Kitchen/Dining Room/Family Room
Four Bedrooms
En Suite Bathroom
Family Bathroom
UPVC Double Glazing & Gas Central Heating
Council Tax Band E



Description

Are you searching for a spacious and modern family home with plenty of living space? Look no further than this stunning property presented by TAG Sales and Lettings.

Nestled in the desirable Meadows Estate, this home is perfectly situated within walking distance of a local playgroup, primary school, and Tewkesbury's town centre. As you step inside, the inviting entrance hall leads to a sizable lounge with a bay window, offering ample room for the whole family to relax and unwind.

The ground floor also boasts a cloakroom, a study, and double doors that open to an extended large kitchen/dining room/family room. The kitchen comes equipped with a built-in oven and hob, making meal prep a breeze, there is a separate utility room for your convenience which completes the ground floor.

Upstairs, you'll find four generously sized bedrooms, with the advantage of a master bedroom with en-suite shower room that includes a double shower cubicle, low level W/C and wash hand basin. A family bathroom is also located on this floor, ensuring everyone in the family has their own space.

The property is further complemented by UPVC double glazing, gas central heating, and a low-maintenance garden, perfect for enjoying quality time together as a family. You can directly access the garage from the family room at the side of the property, additionally, there is a driveway at the front, providing ample space for all your vehicles.

Don't miss out on this amazing opportunity to make this beautiful house your new home. Contact TAG Sales and Lettings today to schedule a viewing and experience the charm and comfort of this lovely property for your family!



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lounge

14'9 x 12'0 (4.50m x 3.66m)

Study

10'0 x 7'2 (3.05m x 2.18m)

Kitchen/Breakfast Room

23'5 x 9'5 (7.14m x 2.87m)

Dining Area

12'07 x 11'00 (3.84m x 3.35m)

Utility Room

7'2 x 6'8 (2.18m x 2.03m)

Bedroom 1

15'00 x 10'6 (4.57m x 3.20m)

En Suite

6'10 x 5'3 (2.08m x 1.60m)

Bedroom 2

12'6 x 9'4 (3.81m x 2.84m)

Bedroom 3

10'8 x 9'4 (3.25m x 2.84m)

Bedroom 4

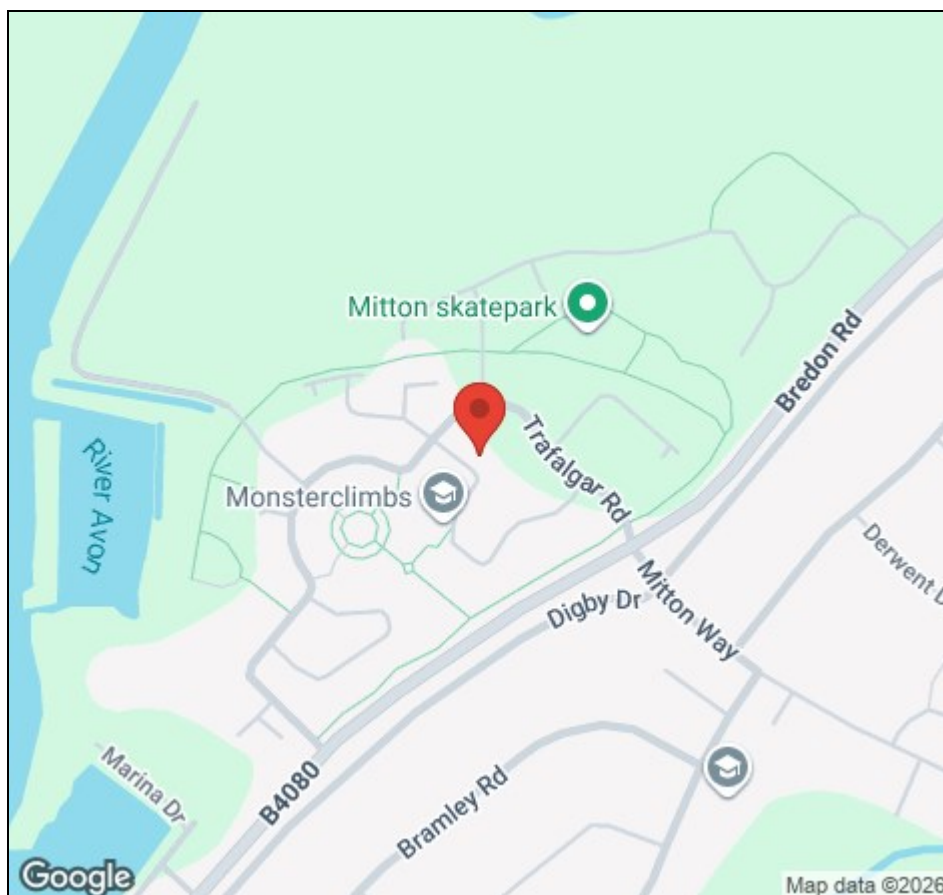
10'2 x 7'1 (3.10m x 2.16m)

Bathroom

5'05 x 6'6 (1.65m x 1.98m)

Garage

9'01 x 18'03 (2.77m x 5.56m)



Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276

Email: info@tagsalesandlettings.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as TAG Residential Lettings LTD.