

69 Quail Meadows, Tetbury

Gloucestershire, GL8 8PQ

Perry Bishop
and Chambers

the agent who keeps you informed



An extremely well presented detached family house | Four bedrooms | Patio doors into the well enclosed rear garden
Detached garage with lighting and power | Smart refitted kitchen | EPC D

Offers in Excess of £375,000

69 Quail Meadows, Tetbury

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4 Bedrooms



2 Bathrooms



2 Receptions

69 Quail Meadows is an extremely well presented modern reconstituted Cotswold Stone fully detached family house built around 30 years ago in a popular quiet cul de sac development within about 1/2 mile from the Town Centre.

The accommodation consists briefly of recently added enclosed entrance porch with a double glazed entrance door and window. A door then leads into the entrance hall with staircase to landing and an adjacent cloakroom has a white suite of low level WC and wash hand basin. The lounge has a bow window to the front plus a window to the side and a real flame gas fire in a contemporary surround. Next to the lounge is a good size dining room with patio doors onto the rear garden. The kitchen has a smart range of modern shaker style units comprising base cupboards and drawers with matching wall cupboards and oak block work surfaces. There is a stainless steel integrated oven with induction hob above and planned space for an automatic washing machine and fridge/freezer. A window looks to the rear garden and a door opens out onto the driveway to the side. The hallway, kitchen and dining room are fitted with a timber style karndeian floor for maximum hardwearing and versatility.

At first floor level the master bedroom has an en suite shower room. Along with bedrooms two, three and four, they all have built in double wardrobes, and the family bathroom has a modern white suite with a chrome thermostatic shower over the bath and half tiled walls.

There is an adjacent garage to the side of the property with lighting and power

and a door into the well enclosed rear garden. A tarmac drive leads to the garage at the front where the remainder of the front garden being laid to lawn. The rear garden is also laid to lawn with an area of patio and is well enclosed by tall close bordered fencing.

The property has a gas fired radiator central heating system with a new boiler fitted in 2013. All the windows are UPVC double glazed items with replacement patio doors to the dining room.

Directions

From our office in the centre of town proceed down Long Street. At the junction with London Road folk left into Hampton Street. Take the first folk left into Chavenage Lane and first left into Quail Meadow where 69 will be found on the right hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

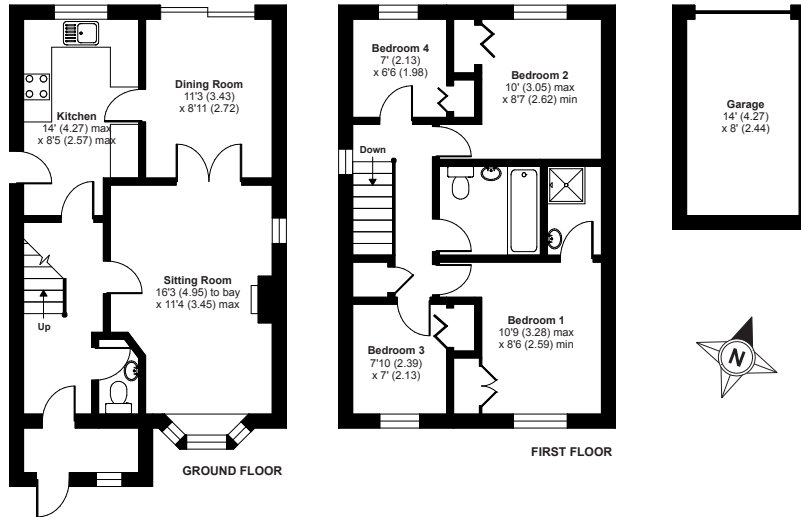
Cotswold District Council

Ref: PH/PL/71021103



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APPROX. GROSS INTERNAL FLOOR AREA 1148 SQ FT 106.6 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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