



2 Bedroom
Semi-Detached
House
in Central Tetbury

£1,100 PCM

10 Beech Tree Gardens
Tetbury
GL8 8TR



Victoria Allman
lettings

- Modern two-bedroom semi-detached home in a small, quiet close
- Easy walking distance to Tetbury town centre
- Two double bedrooms
- Double glazing & gas-fired central heating
- West-facing landscaped garden
- Parking for two cars, plus visitor parking
- EPC Rating C
- Council Tax Band B (Cotswold)
- Available early November



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SUMMARY

A modern two-bedroom semi-detached property within easy walking distance of sought-after Tetbury, close to all the town's amenities. An ideal choice for anyone looking for a well-presented, low-maintenance property on a long-term let, available early November.

DESCRIPTION

Tucked within a small, quiet close of just 14 similar homes, 10 Beech Tree Gardens is a modern two-bedroom semi-detached property offering a convenient base close to the centre of Tetbury, with many of the town's amenities within easy walking distance.

The ground floor comprises a living room and a fitted kitchen/breakfast room, while upstairs are two bedrooms and a bathroom. Double glazing and gas-fired central heating are fitted throughout.

Outside, there's parking for two cars directly outside the property, plus additional visitor parking within the cul-de-sac, and a pleasant west-facing garden to enjoy in the warmer months.

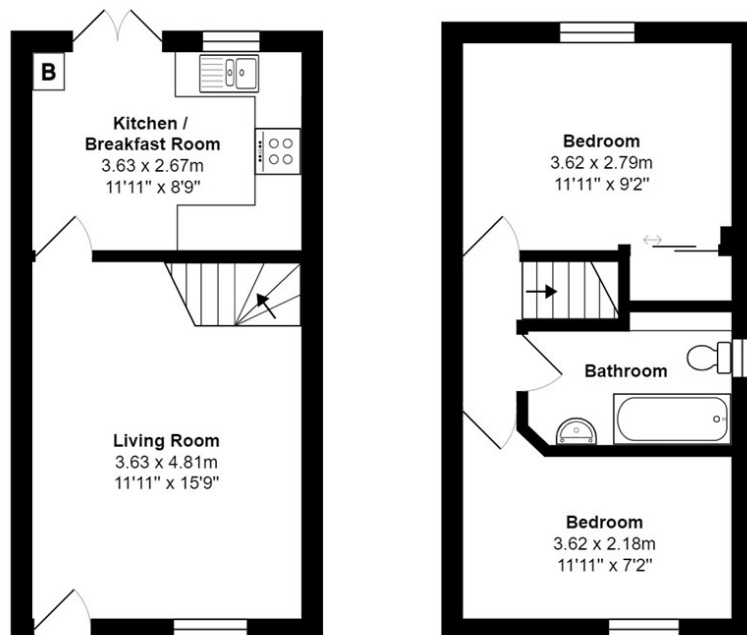
SITUATION

Tetbury is a thriving and historic market town set within the Cotswold Area of Outstanding Natural Beauty, well known for its royal connections, with King Charles' Highgrove House and Princess Anne's Gatcombe Park both close by, and the beautiful Westonbirt Arboretum less than 10 minutes' drive away.

The town centre offers a broad range of shops and amenities for everyday needs, including a large supermarket, hospital, and post office, alongside a number of excellent boutiques, delicatessens, antique shops, restaurants and cafes, plus a busy social scene catering for all ages.

Conveniently located less than half an hour from both the M4 and M5 motorways, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon, while nearby Kemble Railway Station offers regular fast services to London and other regional centres.



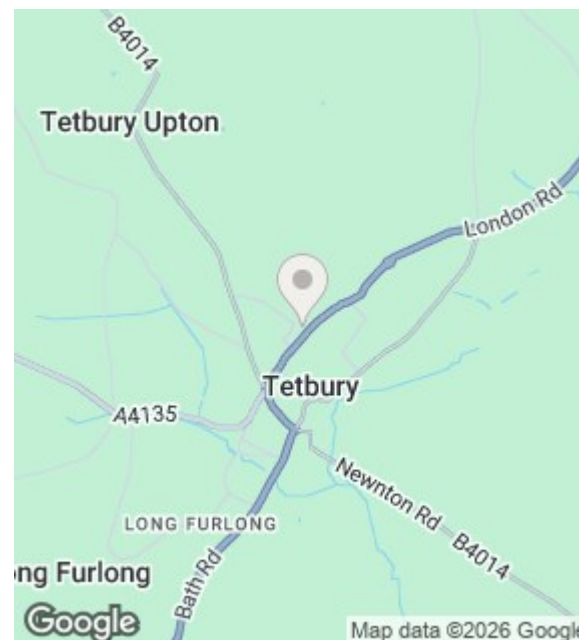


Ground Floor

First Floor

Total Area: 55.8 m² ... 601 ft²

All measurements are approximate and for display purposes only



DIRECTIONS

From the Market Place, proceed down Long Street and bear right into London Road. Take the second left hand turn into Beech Tree Gardens, The property is located in the far right corner.

Postcode: GL8 8TR

What3Words:
///flagpole.monks.reactions

CONTACT

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REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and gas-fired central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoor and in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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