



tag
estate agents



Iona Churchend, Tewkesbury, Gloucestershire GL20 6DA
£450,000

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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	59	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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	47	51
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Situation

Iona is located in Churchend on the outskirts of the idyllic village of Twyning. Twyning benefits from many local amenities including a choice of two public houses, village shop, primary school, village hall, park, tennis club and riding school. The village also has easy access to the M50 motorway and A38.

Twyning is located only three miles away from the historic market town of Tewkesbury which benefits from a library, theatre, leisure centre and a variety of shops and restaurants.

PROPERTY SUMMARY

Chalet Style Detached Bungalow
 Lounge & Dining Room
 Kitchen/Breakfast Room
 Four Bedrooms
 Two Shower Rooms & En Suite
 Oil Fired Central Heating
 UPVC Double Glazing
 Gardens
 Double Garage & Off Road Parking
 Village Location



Description

Tag Estate Agents are offering for sale a beautifully presented **DETACHED FOUR BEDROOM** chalet style bungalow located in the village of Churchend with good access to Twynning, Tewkesbury and the M50 motorway.



Accommodation comprises large entrance hall, downstairs shower room, dining room, lounge with feature log burner and kitchen/breakfast room with French doors leading out on the veranda. Bedrooms two and four and also on the ground floor with bedroom two having the benefit of an en suite shower room.

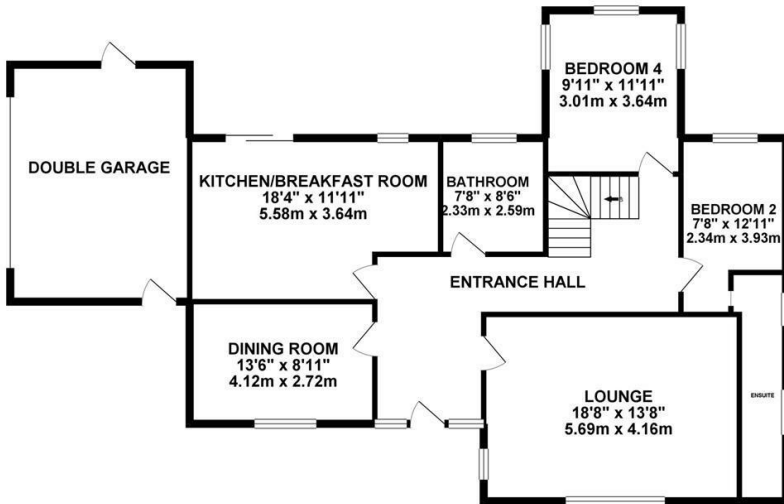
Occupying the first floor is bedroom three and the master bedroom which has built in wardrobes and an en suite shower room.



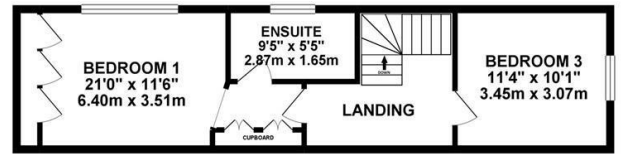
The property is further complemented by UPVC double glazing, oil fired central heating, **DOUBLE GARAGE** accessed via a gated driveway and glorious gardens to the front and sides.

Viewing is highly recommended to appreciate what this property has to offer.

GROUND FLOOR 1350.71 sq. ft.
(125.48 sq. m.)



1ST FLOOR 443.76 sq. ft.
(41.23 sq. m.)



TOTAL FLOOR AREA : 1794.47 sq. ft. (166.71 sq. m.) approx.

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

18'8 x 13'8 (5.69m x 4.17m)

Dining Room

13'6 x 8'11 (4.11m x 2.72m)

Kitchen/Breakfast Room

18'4 max x 11'11 max (5.59m max x 3.63m max)

Bedroom Two

12'11 x 7'8 (3.94m x 2.34m)

Bedroom Four

11'11 x 9'11 (3.63m x 3.02m)

Shower Room

8'6 x 7'8 (2.59m x 2.34m)

Bedroom One

21'0 max x 11'6 (6.40m max x 3.51m)

En Suite

9'5 x 5'5 (2.87m x 1.65m)

Bedroom Three

11'4 x 10'1 (3.45m x 3.07m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@ancientgrudge.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, C Wilkinson & V Davis trading as tag estate agents