



# tag

estate agents



## **3 The Mayalls, Tewkesbury, Gloucestershire GL20 6DT**

**£250,000**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## Situation

The Mayalls is located within 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.

## PROPERTY SUMMARY

NO ONWARD CHAIN

Detached Bungalow

Lounge

Kitchen/Dining Room

Two Bedrooms

Bathroom

Double Glazing

Night Storage Heating

Southerly Facing Rear Garden

Garage & Off Road Parking

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.

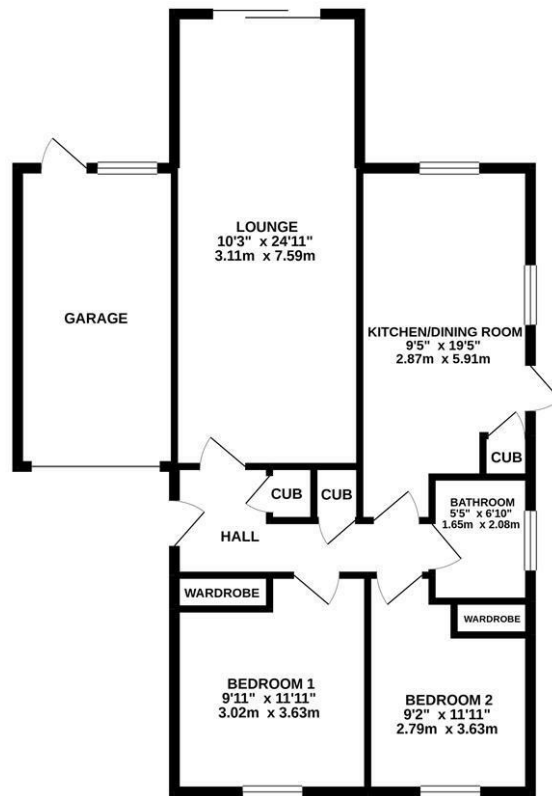


### Description

A two bedroom detached bungalow set in the popular village of Twynning. The front door opens into the main hallway with a very spacious living room immediately on the left handside. The living room has a sliding door into the kitchen, with large French doors to the rear that open into a beautiful south facing garden. Coming through the sliding door off from the living room, the kitchen diner is practical space with storage cupboard and rear door into the side access to reach the garden. The kitchen then leads back into the main entrance hallway with the bathroom now immediately on the left hand side. Opposite the hallway kitchen door are two double bedrooms, offering double fitted wardrobes and plenty of light. The property further benefits from attached single garage, fantastic views from the garden, night storage heaters and easy access routes to the main town of Tewkesbury with local amenities also present in Twynning. This property would benefit more from some real renovation work to access its full potential so viewings are a must!



GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 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 operation or efficiency can be given.  
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### Lounge

24'11 x 10'3 (7.59m x 3.12m)

### Kitchen/Dining Room

19'5 x 9'5 (5.92m x 2.87m)

### Bedroom One

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

### Bedroom Two

11'11 x 9'2 (3.63m x 2.79m)

### Bathroom

6'10 x 5'5 (2.08m x 1.65m)



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

Email: [info@ancientgrudge.co.uk](mailto: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