



Flat 3, The Talbot, Market Place, Tetbury, Gloucestershire, GL8 8DD

Ground Floor Apartment
Grade II Listed Historical Building
Centre of town location
Parking
Private Entrance
Tastefully Refurbished
Character Accommodation
Communal Gardens
No Onward Chain



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Price Guide: £250,000

Approximately 567 sq ft

‘A ground floor apartment not to be missed! Forming part of the historical and handsome Grade II Listed Talbot building, this characterful apartment is set in the very heart of Tetbury benefitting from parking, private entrance and communal gardens’

The Property

Grade II Listed building The Talbot is set within the very heart of Tetbury overlooking the picturesque Market Place and was historically The Talbot hotel, one of the foremost taverns in the hugely desirable Cotswold town of Tetbury. After nearly 400 years The Talbot underwent a detailed and exacting renovation into a series of residential apartments. Apartment 3 is located at the very rear of the building benefitting from its own entrance up just a few steps, giving the property an overall sense of independence away from the main apartment building. The apartment offers characterful accommodation of some 567 sq.ft. and features excellent high ceilings. In recent times the accommodation has been tastefully updated. The good-sized kitchen/dining room is triple aspect and fitted with modern units plus integral appliances. A central lobby leads to the bathroom which is stylishly fitted with a shower over bath. The living room has built-in storage and shelving and is located adjacent to the double bedroom which also

features built-in storage.

Whilst having the convenience of Tetbury's array of shops and restaurants just a mere stroll away, the apartment also boasts the rare advantage of off-road parking for one car accessed via a shared private driveway. In addition, there is a large garden shared by The Talbot residents. The garden is a mixture of shrubs and lawn with a large timber raised deck available for BBQs and entertaining which enjoys views over the Old Railway Line valley, home to a host of countryside walks and the well-regarded Goods Shed Café and Theatre.

Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large



supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Waitrose at Malmesbury and Cirencester. Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking, shooting and hunting.

Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and Prince Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Tenure & Services

The property has a Share of Freehold with a

lease term of 999 years commenced in 2005. The building is managed by residents through the Talbot Management Co Ltd and there is a monthly Management Fee of £162.58 which includes building insurance, maintenance and repair fees plus a contribution to a healthy Sinking Fund, there is also an annual Ground Rent of £30. There is mains gas heating, drainage and water.

Directions

The property is located within The Talbot building, situated in the Market Place at the very centre of Tetbury. Follow the driveway down to the right of The Talbot and locate the apartments entrance on the left. Sat nav postcode GL8 8DD

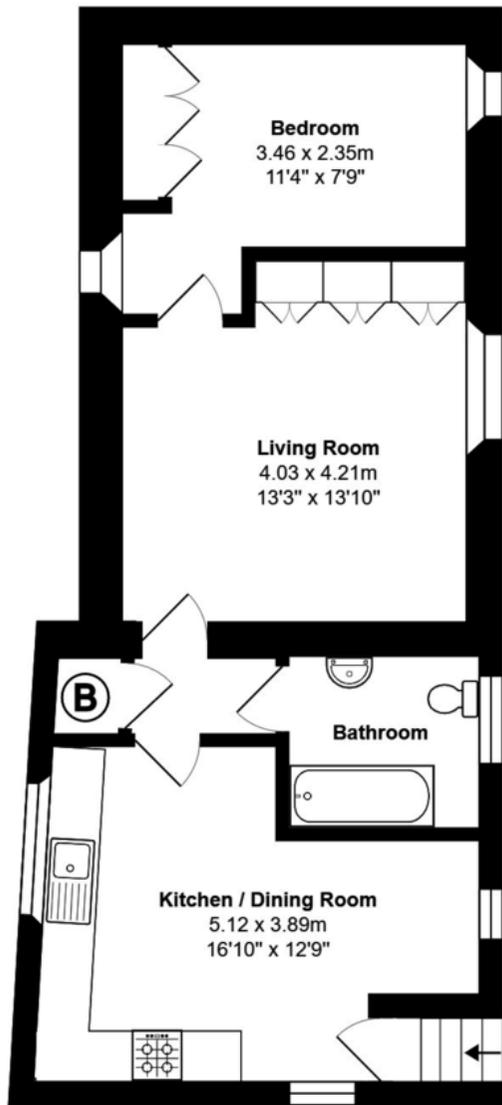
Local Authority

Cotswold District Council

Council Tax Band

B £1,456





Ground Floor

Total Area: 52.6 m² ... 567 ft²

All measurements are approximate and for display purposes only



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