



GUIDE PRICE
£325,000
Sandlin Close
Toddington GL54 5FF

THE PROPERTY

A smartly presented Newland Homes-built house, constructed in 2019, situated in the popular and easily accessible village of Toddington.

Featuring a bright and spacious sitting room with glazed doors to the garden, a modern kitchen and dining room, a cloakroom, two generous double bedrooms and a family bathroom.

Externally, there are three allocated driveway parking spaces to the front and to the rear, an enclosed and well maintained garden with a paved terrace, lawn and contemporary fencing.

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ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via combi boiler.

Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk.

We understand there to be a service charge of approx. £210 per year in relation to communal areas on the development.

SITUATION

Toddington is a small village with a thriving community approximately three miles north of Winchcombe and five miles south-west of Broadway and has a local shop, church, popular local pub with restaurant, an active village hall that hosts events and the GWR Heritage Railway station and a café. The Cotswold Way is a short distance away along with a host of great walking trails on the doorstep. Isbourne Valley Primary School is situated just over a mile away. Cheltenham with its shopping and extensive amenities is approximately ten miles away and the M5 Motorway can be accessed near Tewkesbury about nine miles away.





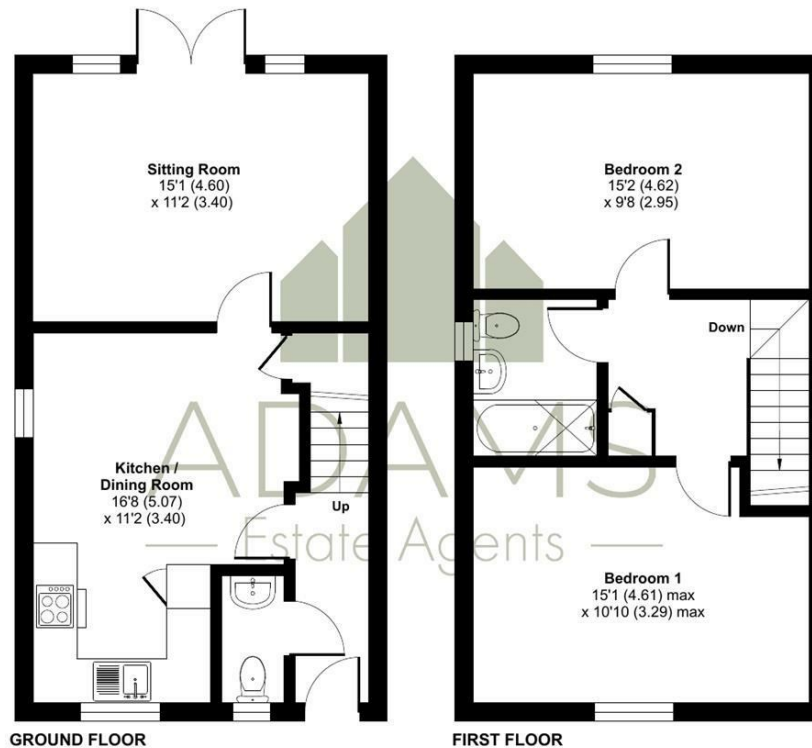




Sandlin Close, Toddington, Cheltenham, GL54

Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richeckom 2024. Produced for Adams Estate Agents Limited. REF: 1190891



OFFICE ADDRESS

Hereford House, 20 North
Street, Winchcombe,
Cheltenham, Gloucestershire,
GL54 5PS

OFFICE DETAILS

01242 603601
sales@adamsestateagents.com
www.adamsestateagents.com