



# tag



## SALES & LETTINGS



**12 Barton Mews, Tewkesbury, GL20 5RP**  
**Asking Price £245,000**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Situation

Barton Mews is situated in the of the historic market town of Tewkesbury and is centrally located between Cheltenham, Evesham and Worcester close to the M5.

In addition to a wide range of shops, the town centre has many stunning Tudor buildings and a wealth of leisure, health, educational and arts facilities, including schools (pre-school, primary and secondary), theatre, hospital, swimming pool, library and supermarkets, whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

## PROPERTY SUMMARY

Terraced House  
 3 Bedrooms  
 L Shaped Lounge  
 Kitchen  
 Utility Room  
 Downstairs WC  
 Family Bathroom  
 Double Glazing & Gas Central Heating  
 Garage  
 Council Tax Band C





### Description

TAG Sales & Lettings are delighted to present this charming three-bedroom family home located in the centre of the historic town of Tewkesbury.

This property features an inviting entrance hall, a cloakroom, a utility room, and a single garage on the ground floor.

On the second floor, you will find a lounge/dining room, along with a fitted kitchen. The bedrooms are also located on this floor, as well as a modern family bathroom.

Additional highlights of this home include gas central heating, UPVC double glazing, and off-road parking for one vehicle.

Don't miss this wonderful opportunity for your family. Book your viewing today!





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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### Utility Room

5'11 x 9'07 (1.80m x 2.92m)

### WC

8'07 x 4'07 (2.62m x 1.40m)

### Living Room

14'08 (max) x 9'09 (4.47m (max) x 2.97m)

### Kitchen

8'09 x 7'08 (2.67m x 2.34m)

### Bedroom 1

8'09 x 13'00 (2.67m x 3.96m)

### Bedroom 2

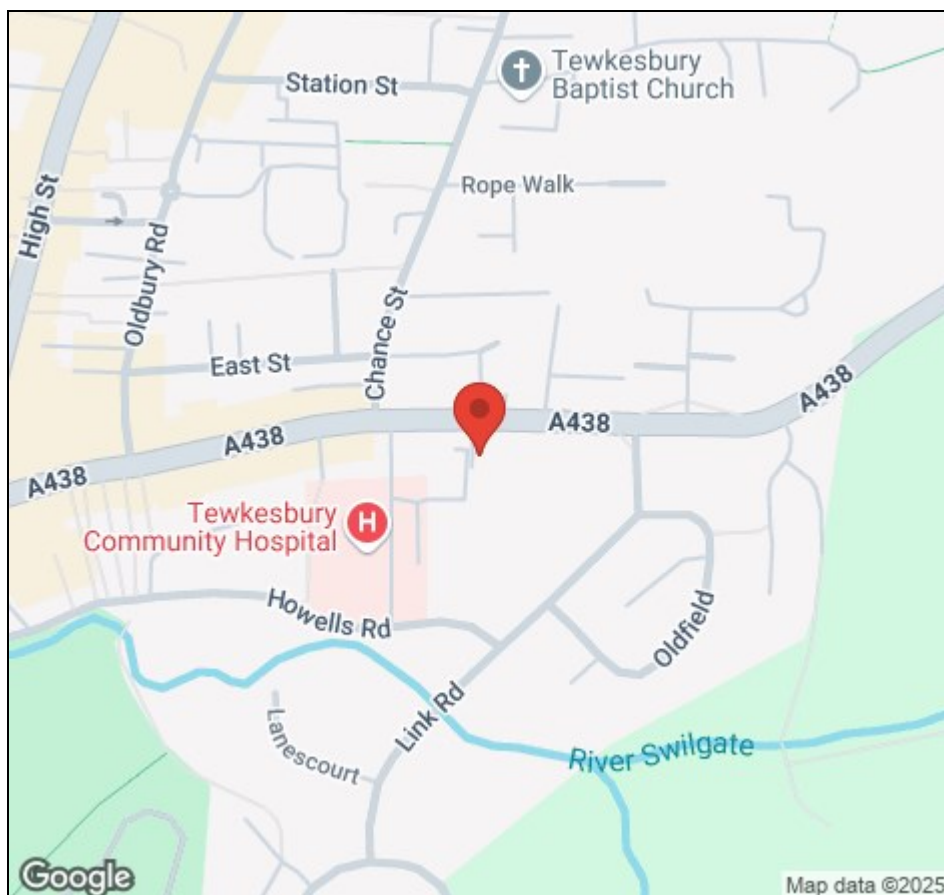
6'04 x 9'06 (1.93m x 2.90m)

### Bedroom 3

6'01 x 9'10 (1.85m x 3.00m)

### Bathroom

8'02 (max) x 5'06 (2.49m (max) x 1.68m)



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

Email: [info@tagsalesandlettings.co.uk](mailto:info@tagsalesandlettings.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 & V Davis trading as TAG Residential Lettings LTD.