



15 Tellis Place

Measham | DE12 7GZ | Offers In The Region Of Guide Price of £190,000 to £200,000

**ROYSTON
& LUND**

- ** Vendor to pay Management Fee at the current rate for 5 years **
- Well-Proportioned Living Room
- Fully Fitted Kitchen
- Private Outside Decking Area and Communal Gardens
- Freehold
- Over 55's - Two Bedroom End Terrace Bungalow
- Shower Room with Mounted Shower Seat and Safety Handle
- Double Bedroom with Fitted Wardrobes
- One Allocated Parking Space
- EPC Rating - C / Council Tax Band - B





** Vendor to pay Management Fee at the current rate for 5 years **

Tucked away in a peaceful setting, this attractive two-bedroom over 55's bungalow provides a perfect balance of tranquillity and convenience.

Behind its welcoming porch and entrance hall lies a spacious living room with a feature fireplace and access to a private patio and well-kept communal gardens. To the front, a fitted kitchen including an integrated fridge-freezer, extractor fan, oven and hob, and soft-closing cabinets and drawers.

The main bedroom benefits from a wide range of fitted wardrobes and drawers, while the second bedroom provides flexibility as a guest room, study, or dining area. A shower room includes a mounted shower seat and safety handle for added comfort and accessibility.

Allocated parking for one vehicle is available to the front.

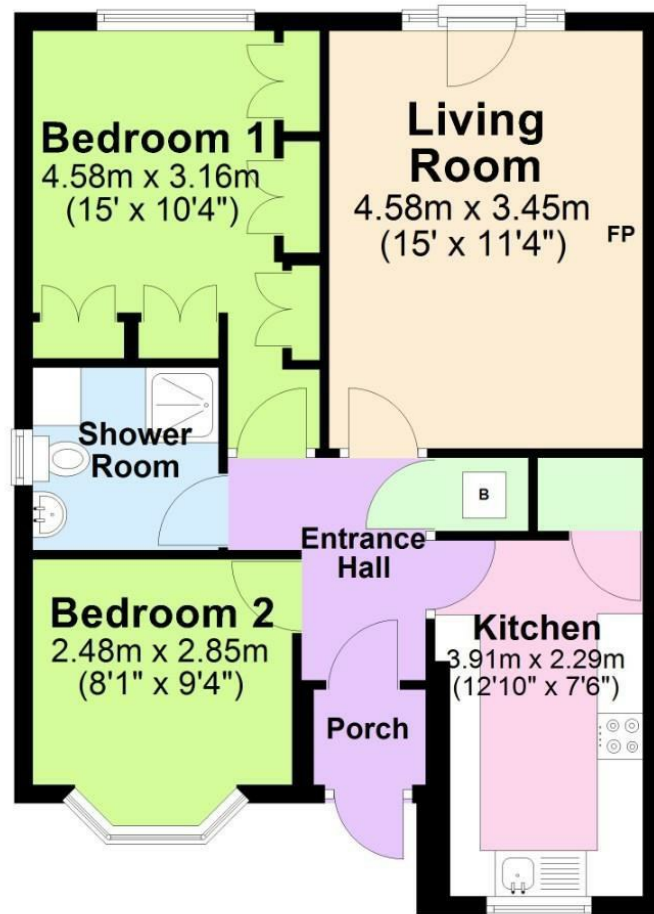
This property enjoys a convenient village location with good local amenities. Measham Church of England Primary School is nearby, and the village offers shops, cafés, and everyday services along the High Street.

There's also a local leisure centre and easy access to open countryside. Transport links are good, with regular bus routes and quick road access to Swadlincote and the A42 for commuting to Ashby-de-la-Zouch, Tamworth, and beyond.

£75 per month Communal Gardens charge



Ground Floor Approx. 58.5 sq. metres (629.5 sq. feet)



Total area: approx. 58.5 sq. metres (629.5 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales EU Directive 2002/91/EC

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