



4 Florence Gardens

, Chepstow, NP16 6DN

£1,150 PCM



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Description

* Modern Build End Link Town House Property in Sought After Village of St Arvans * Three Bedrooms, Main Bedroom with Ensuite * Hall * Cloakroom/W.C. * Kitchen with Integrated Single Oven and Grill, 4 Ring Gas Hob with Extractor Over, Dishwasher, Fridge/Freezer and Washer Dryer * Living/Dining Room * 1st Floor Landing with 2 Storage Cupboards * Bathroom with Mixer Tap Shower Attachment * Double Glazed * LPG Gas Central Heating * Small Courtyard style rear Garden * Parking space * Unfurnished * Available end of September 2025 *

Monthly Rent: £1150.00
Deposit: £1725.00
Holding Deposit: £265.00
Building Materials: Brick
Sewerage Supply: Mains sewerage
Broadband Coverage: Ofcom - up to 1800 mbps
Mobile Coverage: Most carriers - Good indoors / Good outdoors
Utility Supplies: Electrical supply and lpg gas central heating
Water Supply: Mains
Parking Status: Allocated parking

Accommodation

DESCRIPTION
This high quality brand new end link Mews House occupies a pleasant position within the sought after village of St Arvans at the entrance to the famous Wye Valley and close to the historic town of Chepstow. The M48 motorway is also nearby. The well proportioned accommodation is on three floors and will offer well appointed kitchen, cloakroom, family bathroom and en-suite plus three good size bedrooms, attractive living room and courtyard gardens.

These particulars are believed to be correct but are not guaranteed and do not constitute an offer or contract.

The accommodation with approximate room sizes described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

With door to front elevation.

KITCHEN

26'3"â€26'3"â€ x 26'3"â€26'3"â€
Example Kitchen photo taken from No. 3

LIVING ROOM

49'3"â€19'8"â€ x 42'8"â€23'0"â€
With French doors to rear courtyard.
Example Living room photo taken from No.3

CLOAKROOM/WC

With low level w/c and wash hand basin.

FIRST FLOOR STAIRS AND LANDING

With airing cupboard.

MASTER BEDROOM

32'10"â€ x 29'6"â€13'1"â€
With window to rear elevation.

EN-SUITE SHOWER ROOM

To be fitted with a three piece suite.

BEDROOM 2

With window to front elevation.

BATHROOM

To be appointed with a three piece suite.

SECOND FLOOR STAIRS AND LANDING

BEDROOM 3

36'1"â€29'6"â€ x 36'1"â€6'7"â€
With velux rooflights.

OUTSIDE

The property will benefit from an attractive courtyard garden to the rear with attractive stone boundary wall. The house will also benefit from its own allocated parking.

SERVICES

Mains water and electricity. Private drainage. LPG Central Heating.

DIRECTIONS

From our Chepstow office proceed from the racecourse towards the village of St Arvans. As you approach the village you will see St Arvans Lodge and the Mews House is on your right hand side.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisers at your earliest convenience.

PLEASE NOTE

None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishings.

