

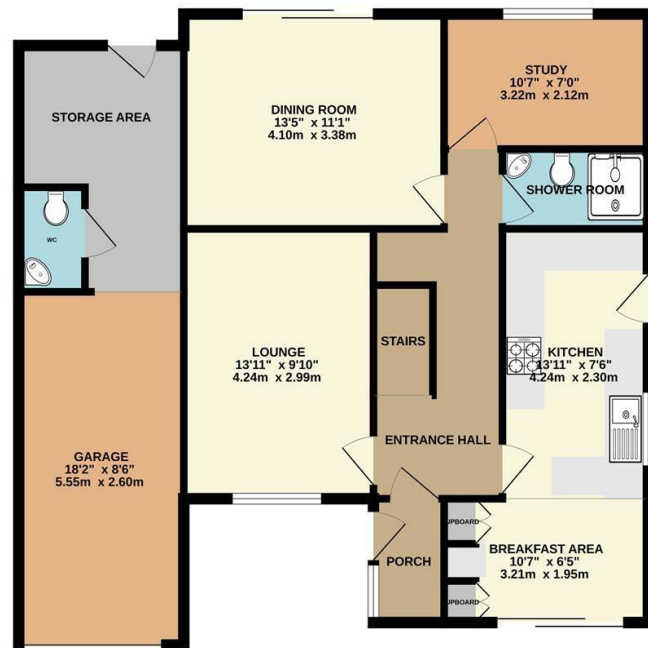
## DIRECTIONS

From Chepstow, proceed up the High Street through the town arch, turning right onto Welsh Street. At the roundabout take the second exit signposted Devauden. As you enter the village of Devauden take the first turning on your left through the new development of houses into Well Lane, bare right and you will see the property immediately on your left.

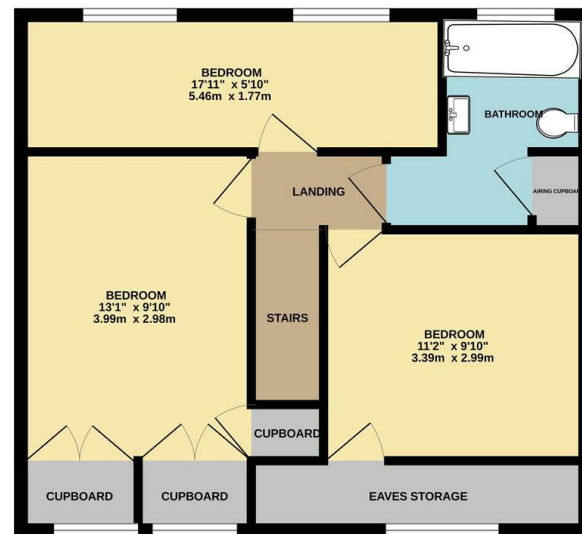
## TENURE - FREEHOLD

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

GROUND FLOOR  
953 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



## WHITE CROFT, WELL LANE, DEVAUDEN, CHEPSTOW, MONMOUTHSHIRE, NP16 6NX

4 2 2 E

£450,000

Sales: 01291 629292  
E: sales@thinkmoon.co.uk

**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:  
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Moon & Co. are delighted to offer to the market this detached family property dating from the early 1970's and occupying a pleasant position on the edge of the sought after village of Devauden. The village itself is well located close to the famous Wye Valley and the historic market town of Chepstow which offers good road access via the M48 motorway network.

The accommodation is well presented throughout and benefits from an attractively updated kitchen as well as ground floor shower room and family bathroom along with two reception rooms and four bedrooms, all standing within attractive mature gardens.

## GROUND FLOOR

### ENTRANCE PORCH

With door and window to side elevation. Door to:-

### ENTRANCE HALL

Spacious entrance hall with stairs to first floor.

### LIVING ROOM

**4.24m x 3.00m (13'11" x 9'10")**

A lovely reception room with window to front elevation.

### KITCHEN

**4.24m x 2.29m (13'11" x 7'6")**

Tastefully updated with a matching range of contemporary base and eye level storage units and peninsula unit with

granite effect work surfacing over. Inset large rectangular sink with mixer taps. Integrated dishwasher, eye-level double oven, four ring ceramic hob with feature extractor hood over and fridge. Window and door to side elevation. Open through to:-

### BREAKFAST AREA

**3.23m x 1.96m (10'7" x 6'5")**

With two built-in storage cupboards and patio doors to the front elevation.

### DINING ROOM

**4.09m x 3.38m (13'5" x 11'1")**

A spacious dining room with wood panelled ceiling and patio doors to rear garden.

### BEDROOM 4/STUDY

**3.23m x 2.13m (10'7" x 7'0")**

Wood effect flooring and window to rear elevation.

### SHOWER ROOM

Appointed with a three-piece suite to include a step-in shower cubicle, low-level WC and wash hand basin. Chrome heated towel rail. Ceramic tiled walls and floor.

### FIRST FLOOR STAIRS AND LANDING

### BEDROOM 1

**3.99m x 3.00m (13'1" x 9'10")**

With built-in cupboards and two windows to the front elevation.

### BEDROOM 2

**3.40m x 3.00m (11'2" x 9'10")**

Window to front elevation and access to eaves storage.

### BEDROOM 3

**5.46m x 1.78m (17'11" x 5'10")**

Two windows to rear elevation.

### FAMILY BATHROOM

Updated with a contemporary three-piece suite comprising panelled bath with chrome taps and hand-held shower

attachment, low-level WC and pedestal wash hand basin with chrome taps. Fully tiled walls. Window to rear elevation. Airing cupboard.

### OUTSIDE

### GARAGE

**5.54m x 2.59m (18'2" x 8'6")**

An attached garage with up and over door, power and light. To the rear of the garage there is a useful utility area with space and plumbing for washing machine and oil fired central heating boiler. Access to:-

### CLOAKROOM/WC

Comprising of a two-piece suite to include low-level WC and wash hand basin.

### GARDEN

The property stands in its own private gardens to the front with driveway offering parking for up to three vehicles. The front garden itself has an attractive elevated lawned garden with mature trees and shrubs, enjoying a sunny aspect. To the rear a well enclosed level lawned garden with mature tree borders offering privacy.

### SERVICES

Mains water and electricity are connected with private drainage. Oil central heating.

