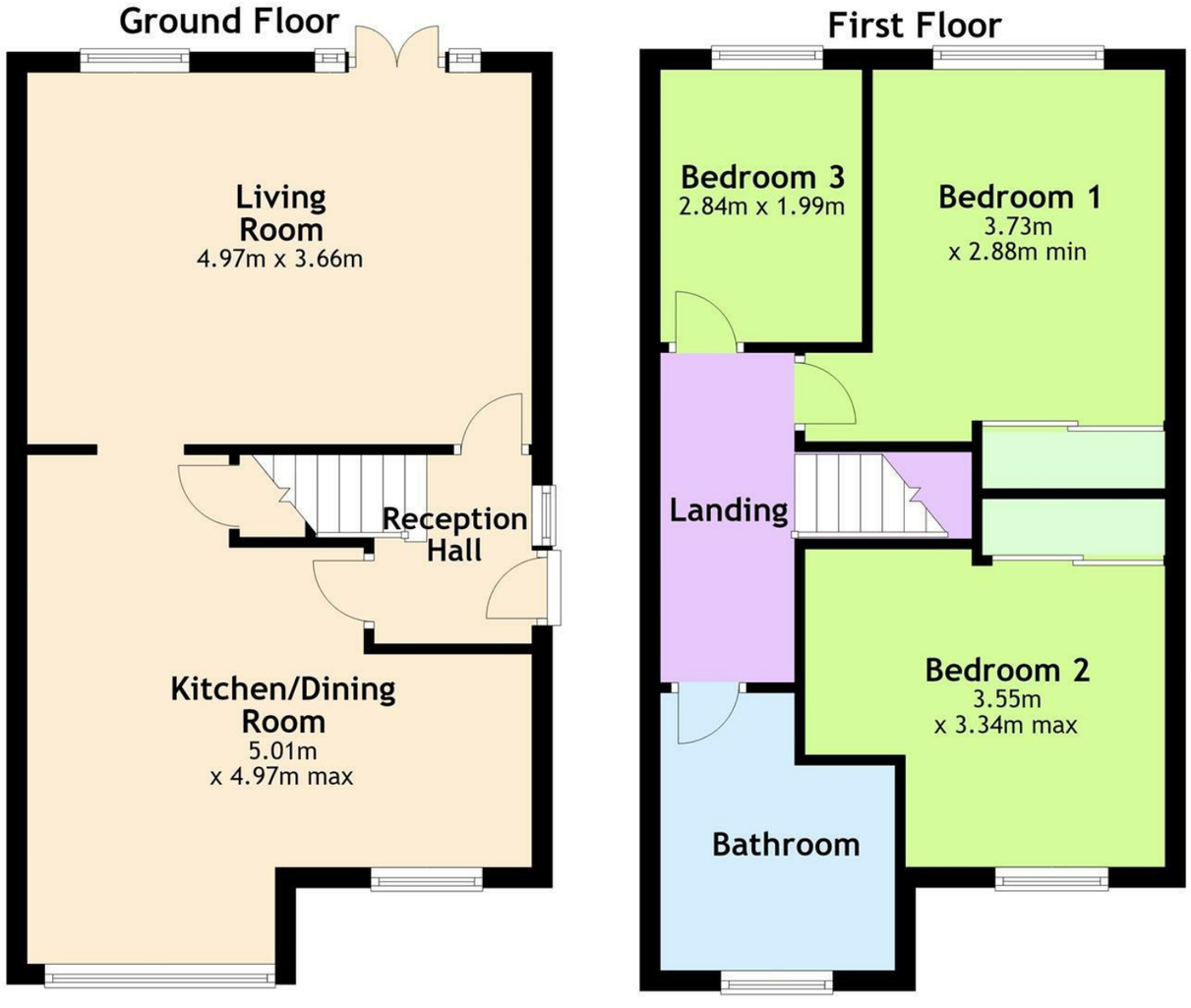
DIRECTIONS

From our Chepstow office proceed up Moor Street turning left onto the A48. Continue along this road and over the Wye bridge, taking the first right signposted Sedbury. At the roundabout take the fourth exit and then first right into The Martins. Proceed along this road where you will find the property on the right-hand side.

TENURE - FREEHOLD

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

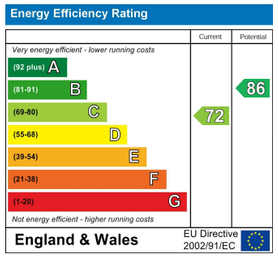


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.





MOON&CO

40 THE MARTINS, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7DP

3 1 1 C

£305,000

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

This semi detached house has undergone an extensive renovation in recent years to include uPVC double glazed windows, attractive extended kitchen with an excellent range of appliances and units along with contemporary shower room to name but a few of the features.

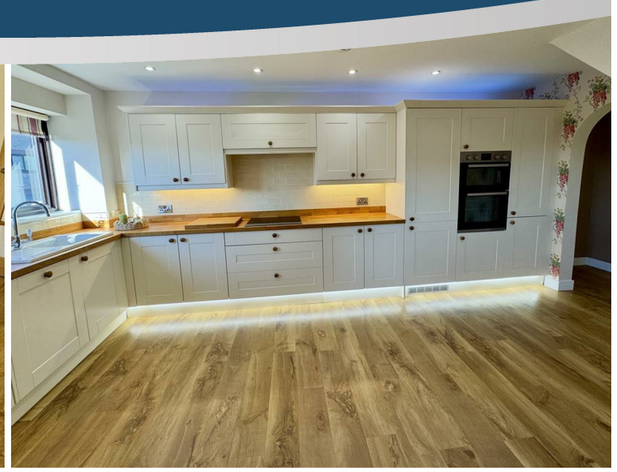
The Martins is a popular cul-de-sac located between the villages of Sedbury and Tutshill, with excellent access onto the A48 and into Chepstow with its attendant range of amenities. There is a comprehensive school and primary school within walking distance and local shops also near at hand.

GROUND FLOOR

ENTRANCE HALL
A fully glazed door and side panel lead into the entrance hall. Wood effect flooring and stairs to the first floor landing.

LIVING ROOM
4.97m x 3.66m (16'3" x 12'0")
A bright and airy living room with French doors and window overlooking the rear garden. Contemporary fireplace and wood effect laminate floor. Open through to:-

KITCHEN/BREAKFAST/FAMILY ROOM
5.01m x 4.97m max. (16'5" x 16'3" max.)
Tastefully updated and extended into the integral garage to create a very attractive, well appointed kitchen with an extensive range of wall and base level units. Inset one bowl sink and drainer with mixer tap. Integrated appliances to include washing machine, dishwasher, fridge/freezer, induction hob with concealed extractor hood over and eye level oven/grill. Wood effect flooring. Two windows to the front elevation.



FIRST FLOOR STAIRS AND LANDING
A large landing area giving access to the bedrooms and shower room.

BEDROOM 1
3.73m x 2.88m min. (12'2" x 9'5" min.)
With a window to the rear elevation and range of built-in wardrobes.

BEDROOM 2
3.55m x 3.34m max. (11'7" x 10'11" max.)
Window to front elevation and a range of built-in wardrobes.

BEDROOM 3
2.84m x 1.99m (9'3" x 6'6")
Window to rear elevation.

SHOWER ROOM
Stylishly finished with a contemporary suite comprising walk-in shower with glass screen, vanity wash hand basin and low level WC. Half tiled walls and wood effect flooring. Window to front elevation.

OUTSIDE

PARKING
To the front of the property off road parking for several vehicles.

GARDENS
At the front of the property a paved area and side pedestrian access to the attractive and level rear garden with patio and lawned areas. The rear garden is fully enclosed by wooden fencing.

SERVICES
All mains services are connected to include mains gas central heating.
Council tax band C.

