



DIRECTIONS

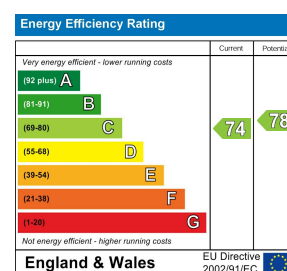
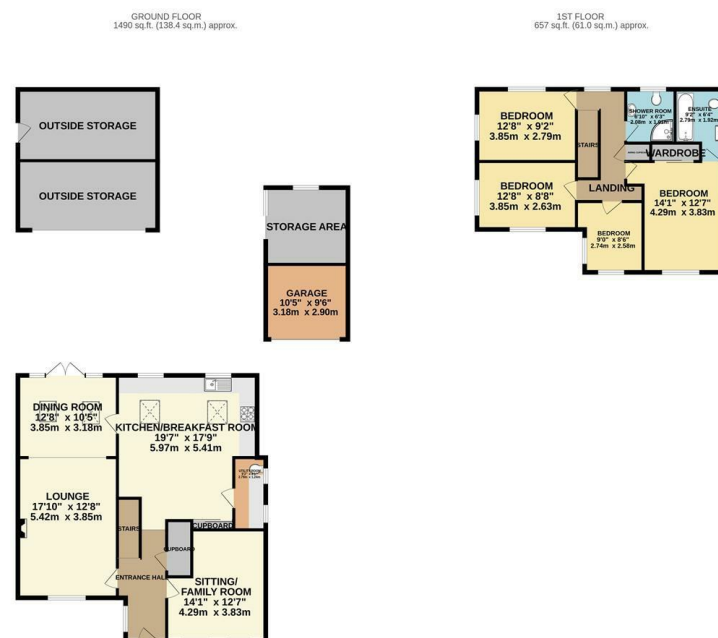
From our Chepstow office proceed over the new Wye bridge in the direction of Lydney taking the first turn left onto Gloucester Road proceeding to Tutshill. At the mini roundabouts take the third exit onto Coleford Road and after passing the green turn left into Mopla Road where you will find the property on your right.

SERVICES

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

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 2147 sq.ft. (199.4 sq.m.) approx.

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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DISCLAIMER

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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.



**RANWORTH, MOPLA ROAD, TUTSHILL,
CHEPSTOW, GLOUCESTERSHIRE, NP16 7PS**



£675,000

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

This detached family house dating from the late 1950s is located within this established residential lane in the heart of Tutshill, with a range of facilities close at hand to include primary and secondary schools, Morrisons Daily, well-renowned butchers and a café, all within walking distance, as well as a further abundance of facilities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

The property has undergone extensive improvements and extension within recent years to provide comfortable family accommodation, now offering to the ground floor: entrance hall, family room, sitting room open to dining room, contemporary kitchen/breakfast room and utility room/WC. To the first floor are four bedrooms, principal bedroom benefitting from en-suite bathroom, as well as separate shower room. Outside the property offers driveway/parking, garage and private mature gardens to the rear.

GROUND FLOOR

RECEPTION HALL

Door and glazed panel to front elevation with tiled floor, and stairs to first floor. Built-in storage cupboard.

LIVING ROOM

5.44m x 3.86m (17'10" x 12'8")

A bright and airy reception room with window to front elevation. Feature tile fireplace housing wood burning stove. Open plan to:-

GARDEN/DINING ROOM

3.86m x 3.18m (12'8" x 10'5")

With tiled flooring. Two Velux rooflights and French doors leading out to the rear garden.

SITTING/FAMILY ROOM

4.29m x 3.84m (14'1" x 12'7")

A spacious second reception room, currently used as a formal dining room, with two windows front elevation.

KITCHEN/BREAKFAST ROOM

5.97m x 5.41m (19'7" x 17'9")

An impressive family kitchen with an excellent range of fitted base and eye level storage units with wooden worktops and tiled splashbacks. Inset one and a half bowl sink and drainer with mixer tap. Integrated five ring gas hob with feature extractor hood and built-in eye level ovens. Integrated dishwasher. Two windows to the rear elevation and twin Velux roof lights. Tiled flooring. Built-in store cupboard. Door to:-

UTILITY AREA

With a range of eye level cupboards, worktop with one bowl sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Low-level WC. Windows to side elevation.

FIRST FLOOR STAIRS AND LANDING

A spacious, airy landing with window to rear elevation and airing cupboard.

PRINCIPAL BEDROOM

4.29m x 3.84m (14'1" x 12'7")

Spacious double bedroom with windows to front and side elevations. Built-in wardrobes. Door to:-

EN-SUITE BATHROOM

2.79m x 1.93m (9'2" x 6'4")

Appointed with a three-piece suite to include panelled bath with shower over, low-level WC, and wash hand basin set over storage unit. Tiled flooring. Window to side elevation.

BEDROOM 2

3.86m x 2.79m (12'8" x 9'2")

A double bedroom with windows to side and rear elevations.

BEDROOM 3

3.86m x 2.64m (12'8" x 8'8")

A double bedroom with windows to front and side elevations.

BEDROOM 4

2.74m x 2.59m (9'0" x 8'6")

With windows to front and side elevations.

SHOWER ROOM

2.69m x 1.88m (8'10" x 6'2")

Appointed with a three-piece suite comprising corner step-in shower unit, low-level WC and wash hand basin. Tiled flooring. Window to rear elevation.

OUTSIDE

GARAGE

3.18m x 2.90m (10'5" x 9'6")

A gravel driveway and turning area provides parking along with access to the detached single car garage with up and over door. Immediately behind the garage there is a separate storage area.

GARDENS AND GROUNDS

The property stands in attractive mature gardens with the rear garden being of a generous proportion with large sun terrace and further lawned area, a good variety of trees, shrubs and flowering plants. There are also several useful storage sheds with mains power supplied.

SERVICES

All mains services are connected to include mains gas central heating.

