



DIRECTIONS

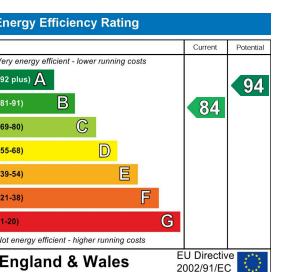
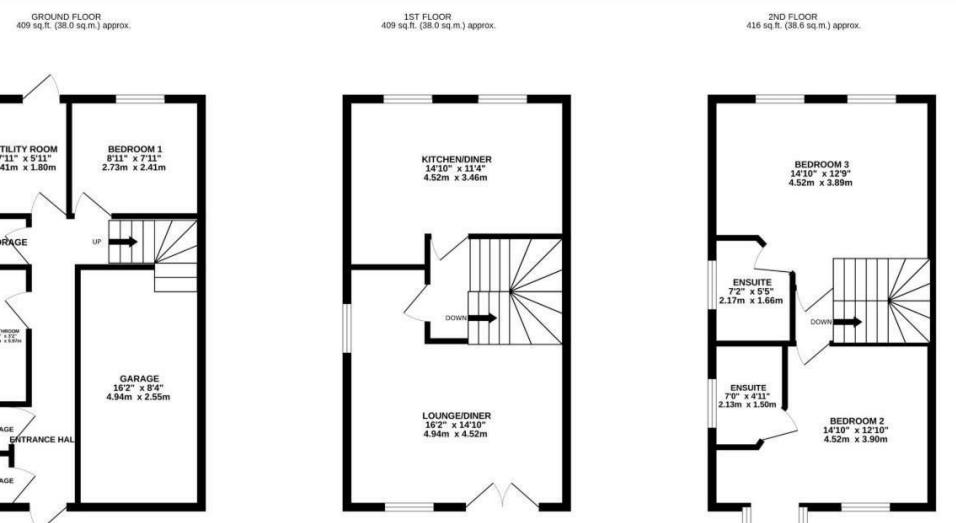
From our Chepstow office proceed up the High Street, turning left onto the A48. Proceed along this road turning right after the Wye Bridge into Sedbury. At the roundabout take the first exit into the new build development. Proceed along Crane Pool Avenue without deviation taking the first turning left into Deepwell Rise, at the T-junction turn right, where you will find the property on your right hand side.

SERVICES

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

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1234 sq.ft. (114.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and appliances have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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 furnishings 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.



10 DEEPWELL RISE, SEDBURY, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7FY



£335,000

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

This stylishly-presented townhouse occupies a pleasant position within this popular residential location, enjoying views over open green to the front. The accommodation briefly comprises to the ground floor, entrance hall with two handy storage cupboards, shower room, utility room and bedroom three/home office. To the first-floor a spacious kitchen/diner and sitting room with Juliet balcony overlooking the open green. To the second floor, are two double bedrooms both with built-in wardrobes, one of which benefitting en-suite shower room and the other an en-suite bathroom. The property benefits from private rear garden and driveway offering parking for two vehicles along with a single integral garage.

Being situated in Sedbury, a range of local facilities are close at hand to include primary and secondary schools, shops, doctors surgery and a pub, with a further abundance of amenities 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.

GROUND FLOOR

ENTRANCE HALL

Half-glazed composite front door leads to the entrance hall with wooden effect flooring and two handy storage cupboards.

SHOWER ROOM

Appointed with a three-piece suite to include low-level WC, pedestal wash hand basin with Chrome tap and a single shower unit with glass shower door and Chrome shower attachment. Fully tiled walls and wood effect flooring. Chrome heated towel rail. Frosted window to side elevation.

UTILITY ROOM

2.41m x 1.80m (7'11" x 5'11")

Appointed with a range of eye and base level storage cupboards with marble effect worktop and upstands. Space and plumbing for washing machine and tumble dryer. Wall-mounted combi boiler. Half-glazed door to the rear garden.

BEDROOM 3/HOME OFFICE

2.72m x 2.41m (8'11" x 7'11")

With window to rear elevation.

FIRST FLOOR STAIRS AND LANDING



KITCHEN/DINING ROOM

4.52m x 3.45m (14'10" x 11'4")

Appointed with a matching range of base and eye level storage units with marble effect worktops. Four ring gas hob with extractor hood over and oven below. One and a half bowl and drainer stainless steel sink unit with mixer tap. Integrated dishwasher and fridge/freezer. Wood effect flooring. Two windows to rear elevation.

SITTING ROOM

4.93m x 4.52m (16'2" x 14'10")

Spacious sitting room with frosted window to side along with window and French doors with Juliet balcony to the front elevation overlooking the green.

SECOND FLOOR STAIRS AND LANDING

BEDROOM 1

4.52m x 3.89m (14'10" x 12'9")

A generous double bedroom with two windows to rear elevation. Range of built-in wardrobes.

EN-SUITE BATHROOM

Comprising a three-piece suite to include panelled bath with chrome taps and tiled surround, pedestal wash hand basin with Chrome mixer tap and low-level WC. Wooden effect flooring. Chrome heated towel rail. Frosted window to side elevation.

BEDROOM 2

4.52m x 3.91m (14'10" x 12'10")

A second generous double bedroom with two windows to front elevation. Range of built-in wardrobes. Loft access point.

EN-SUITE SHOWER ROOM

Comprising pedestal wash hand basin with chrome mixer tap and tiled splashback, low-level WC and double shower unit with glass sliding shower door, chrome shower attachment and tiled surround. Chrome heated towel rail. Wooden effect flooring. Frosted window to side elevation.

INTEGRAL GARAGE

Private driveway offering tandem parking leads to garage with electric roller door. EV charging point.

GARDENS

The rear garden benefits from patio area perfect for dining and entertaining and an area laid to lawn with flowering plants and bushes to rear boundary.

SERVICES

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

