

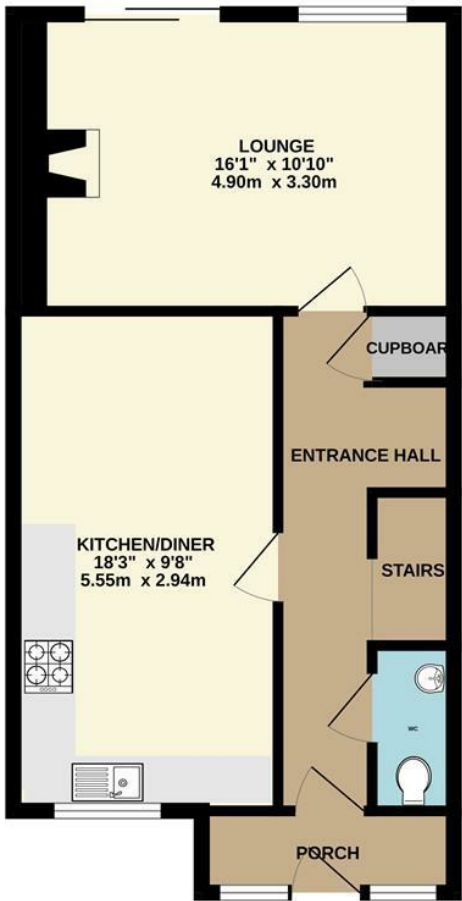
DIRECTIONS

From our Chepstow office proceed to the Racecourse roundabout taking the Monmouth Road. Continue through the village of Itton continuing to the village of Devauden, passing the village green on your right. Take the next left into Wesley Way follow the road until the road bends to Wesley Gardens. Park on the road and you will see the property on the left.

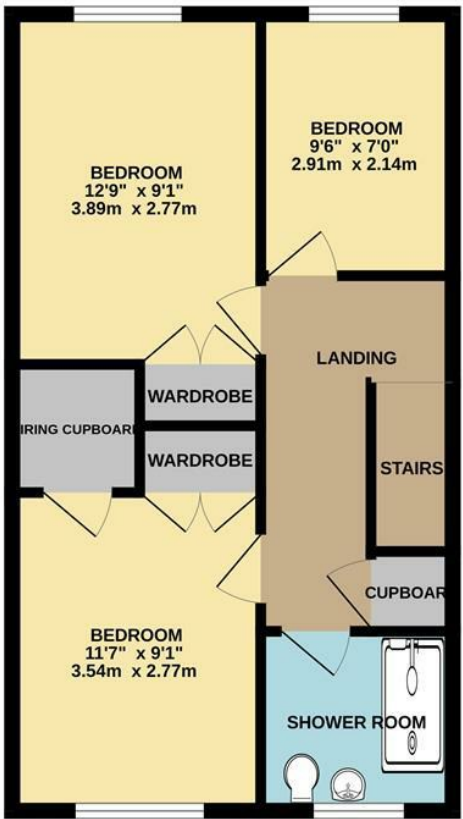
TENURE - FREEHOLD

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

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.

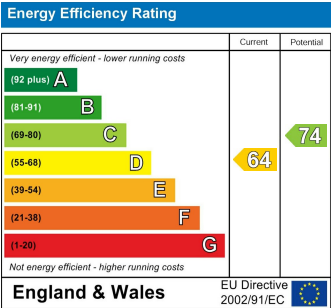


TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.

DISCL
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.



38 WESLEY WAY, DEVAUDEN, CHEPSTOW,
MONMOUTHSHIRE, NP16 6PG

3 1 1 D

£275,000

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

Occupying a pleasant position within this quiet residential cul-de-sac setting, this end terraced property offers panoramic views over surrounding countryside and is being sold with the benefit of no onward chain. This well-loved family home has been well maintained and updated and is being sold for the first time in 50 years.

The well-planned and practical living accommodation briefly comprises entrance porch, reception hall, kitchen/diner, sitting room and WC to the ground floor, with two double bedrooms and one single bedroom along with modern shower room completing the first floor. The property features a private low maintenance rear garden with countryside views.

Being situated in the sought after village of Devauden a number of facilities are close at hand in nearby Chepstow and Shirenewton to include primary and secondary schools, shops, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

GROUND FLOOR

ENTRANCE PORCH

uPVC glazed door and windows to the front elevation. Half glazed door leading to:-

RECEPTION HALL

Wood effect flooring, stairs to first floor and understairs storage cupboard.

CLOAKROOM/WC

Frosted window to front elevation. Two piece suite comprising low-level WC and wall-mounted wash hand basin with chrome taps. Ceramic tile floor and half tiled walls.

KITCHEN/DINER

5.56m x 2.95m (18'3" x 9'8")

A spacious kitchen/diner with uPVC window to the front elevation. Ceramic tiled floor. Fitted with a range of eye and base level cupboards with granite effect worktops and tiled splashbacks. Inset one bowl and drainer stainless steel sink unit with chrome mixer tap. Four ring electric hob with concealed extractor over and an electric oven beneath. Space and plumbing for washing machine and space for fridge/freezer.

SITTING ROOM

4.90m x 3.30m (16'1" x 10'10")

Spacious sitting room with feature fireplace. uPVC window to the rear elevation and sliding French doors leading out to the rear garden.

FIRST FLOOR STAIRS AND LANDING

With loft access and a handy over-stair storage cupboard.

BEDROOM 1

3.89m x 2.77m (12'9 x 9'1")

A spacious double bedroom with uPVC window to rear elevation with stunning views over open countryside and beyond. Built-in double wardrobe.

BEDROOM 2

3.53m x 2.77m (11'7" x 9'1")

A further double bedroom with uPVC window to the front elevation. Built-in wardrobes and airing cupboard housing the central heating boiler and hot water tank.

BEDROOM 3

2.90m x 2.13m (9'6" x 7'0")

A single bedroom with window to the rear elevation enjoying views over open countryside and beyond.

SHOWER ROOM

A modern style shower room comprising a three-piece suite to include a double shower unit with glass shower door, tiled effect panelled walls and electric shower, pedestal wash hand basin with chrome taps and a low-level WC. Frosted uPVC window to the front elevation.

GARDENS

At the front of the property a pathway leads to the entrance porch. The front garden is low maintenance, laid to patio and enclosed by a hedge boundary. To the rear of the property there is a covered patio area with gated access to side pathway. A low maintenance garden with raised flower border with mature flowers and hedge boundary. The rear garden benefits from open countryside views at the rear.

SERVICES

All mains services are connected with heat pump air source heating.

AGENTS NOTE

The property is being marketed subject to probate.

