

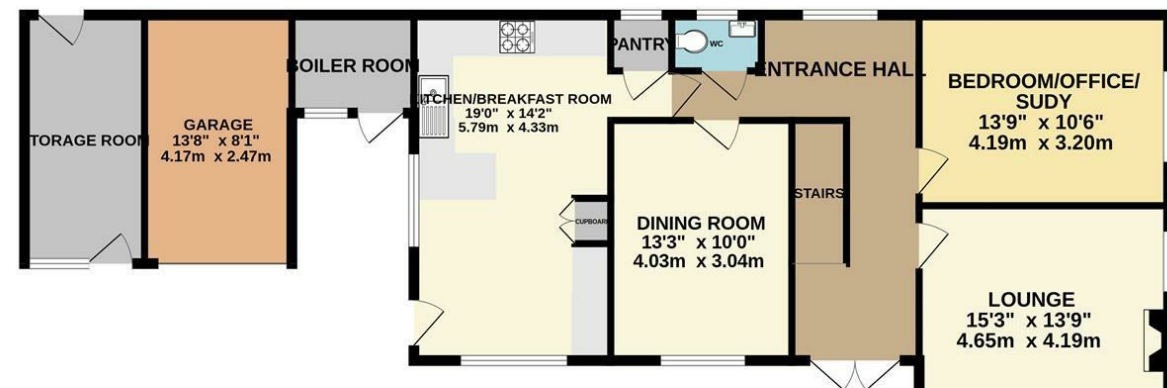
## DIRECTIONS

From our Chepstow office proceed up Moor Street and turn left onto the A48, proceed along this road, over the bridge, taking the left hand turn into Tutshill. Carry on along Gloucester Road taking the right hand turn at the mini roundabouts, proceed without deviation through Tutshill and past the Church on your left. Turn right into Bishton Lane then left into Penmoel Lane where the property can be found on your left hand side. what3words:///unfit.variety.puppy

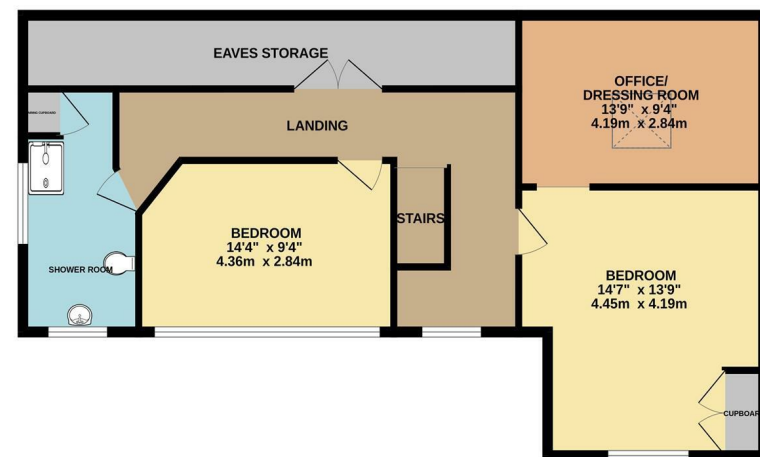
## TENURE - FREEHOLD

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

GROUND FLOOR  
1319 sq.ft. (122.6 sq.m.) approx.



1ST FLOOR  
797 sq.ft. (74.1 sq.m.) approx.



**MORNINGSIDE, PENMOEL LANE, WOODCROFT,  
CHEPSTOW, GLOUCESTERSHIRE, NP16 7PX**



**£545,000**

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	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

Morningside comprises an individually designed and constructed detached family home occupying a particularly pleasant plot with attractive south facing views within this established area, close to the historic town of Chepstow with its attendant range of facilities. Excellent schooling is also found nearby. The accommodation being of a dormer design offers flexible accommodation, the vendors currently use the property as a two bedroom property with three reception rooms but it could equally be used as a comfortable four bedroom family property if required.

Being situated in Woodcroft, a range of local facilities are available including community pub, primary school, popular café/bar, local butchers and convenience store. There are also a further abundance of amenities in nearby Chepstow with good bus, road and rail links and the A48, M4 and M48 motorway network bringing Bristol, Cardiff and Newport all within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

With exposed wood flooring, stairs to first floor, twin doors to front elevation and window to rear elevation.

### LIVING ROOM

**4.65m x 4.19m (15'3" x 13'9")**

A bright and airy main reception room with stone fireplace housing a wood burning stove. Wooden flooring. Windows to side elevation and full width bi-fold doors to:-

### CONSERVATORY

**4.50m x 4.19m (14'9" x 13'9")**

A substantial and attractive conservatory of uPVC double glazed construction with glazed roof, doors and windows. Attractive views across the gardens and towards the Severn Estuary. Wooden flooring.

### KITCHEN/BREAKFAST ROOM

**5.79m x 4.32m (19'0" x 14'2")**

Fitted with a range of wooden eye and base level units with laminate worksurfaces, tiled splashback and inset stainless steel two and a half bowl sink. Integrated four ring hob and built-in eye level oven and grill. Half tiled walls and tiled floor. Built-in storage cupboard and access to separate pantry with window to rear elevation. Dual aspect windows to front and side elevations and door to garden.

### DINING ROOM/BEDROOM 4

**4.04m x 3.05m (13'3" x 10'0")**

Window to front elevation.

### BEDROOM 3/HOME OFFICE

**4.19m x 3.20m (13'9" x 10'6")**

Window to side elevation and wooden flooring.

### CLOAKROOM/WC

Contemporary low level WC and wash hand basin.

### FIRST FLOOR STAIRS AND LANDING

Window to front elevation. Access to eaves storage.

### PRINCIPAL BEDROOM

**4.45m x 4.19m (14'7" x 13'9")**

Window to front elevation with attractive views and built-in cupboard. Access to:-

### HOME OFFICE/DRESSING ROOM

**4.19m x 2.84m (13'9" x 9'4")**

With Velux roof light. Potential to convert to a large en-suite if required, subject to the necessary consent.

### BEDROOM 2

**4.37m x 2.84m (14'4" x 9'4")**

Three windows to front elevation with excellent rural views.

### SHOWER ROOM

A contemporary shower room with large step in shower, low level WC and wash hand basin inset to vanity storage unit. Half tiled walls. Wood effect flooring. Dual aspect windows to front and side elevations.

### GARDENS

Morningside stands in attractive gardens principally located to the front ensuring an attractive south facing aspect laid extensively to lawn and mature borders, trees and shrubs.

### GARAGE

**4.17m x 2.46m (13'8" x 8'1")**

A gravel driveway offering parking and turning for several vehicles and leading to the single car garage with adjoining storage. To the rear there is a further vehicular access with space for two/three vehicles.

### SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

