



DIRECTIONS

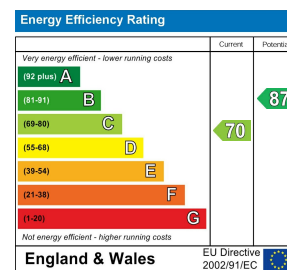
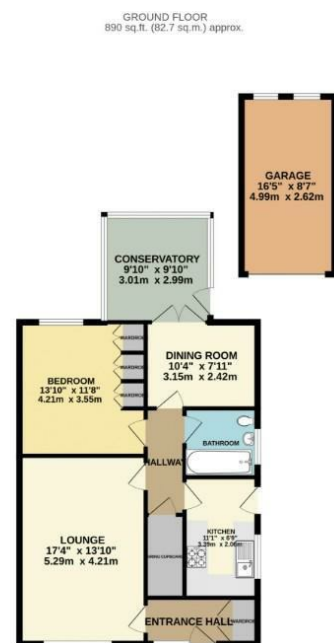
From our Chepstow office proceed over the new Wye Bridge, taking the first turning right into Sedbury. At the mini roundabout take the third exit into Wyebank Road, continue along Wyebank Road turning left into Wyebank Place, proceed along this road where at a T-junction you will find the property in front of you.

SERVICES

All mains services are connected with mains gas central heating.
Council tax band B.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 890 sq ft (82.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any mis-
 sion 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 operation or efficiency can be given.

North arrow (bottom left)

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.



**20 WYEBANK CLOSE, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7ET**



£249,950

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

Occupying a pleasant and elevated position within this quiet cul-de-sac setting on a sought after development, this semi-detached bungalow offers well planned living accommodation that will no doubt suit a variety of markets. The current layout briefly comprises a welcoming entrance hall leading into a sizeable living room affording fantastic far reaching views to the front aspect, inner hall, fitted kitchen with side access, principal bedroom with fitted wardrobes, second bedroom/dining room, recently re-fitted shower room and a conservatory. The property further benefits a detached single garage, private driveway/parking as well as a low-maintenance good size private rear garden. Furthermore, the property benefits gas combi-boiler (installed in 2023) and shower room fitted within the last couple of years.

The property is within a very short walking distance to a bus stop which takes you into Chepstow town centre where there are a range of useful amenities and shops, the property is also within easy reach of the motorway network for the everyday commuter.

ENTRANCE HALL

uPVC front door with side frosted panel leads into a spacious entrance hall with useful built-in storage cupboard housing the gas combi boiler (installed in 2023). Door to:-

LOUNGE

5.29m x 4.21m (17'4" x 13'9")

A very well-proportioned reception space with large picture window to front elevation enjoying fantastic uninterrupted elevated views towards Chepstow town centre and rolling countryside. Door to:-

INNER HALL

With loft access point and useful built-in airing cupboard with fitted shelving.

KITCHEN

3.38m x 2.03m (11'1" x 6'8")

Comprising an extensive range of fitted wall and base wooden units with ample laminate worktops. Inset single bowl stainless steel sink with drainer and mixer tap. Integrated four ring electric hob. Space to easily fit an integrated oven. Freestanding full height fridge/freezer (available by separate negotiation). Under counter washing machine (also available by separate negotiation). Quarry tiled floor and fully tiled walls. Large window to the side elevation enjoying open views, and useful pedestrian door which leads out to the side of the property.

PRINCIPAL BEDROOM

4.22m x 3.56m (13'10" x 11'8")

A really good size double bedroom benefitting fitted wardrobes to one side and window to the rear elevation enjoying views over the private rear gardens.

BEDROOM 2/DINING ROOM

3.15m x 2.41m (10'4" x 7'11")

A second double bedroom also offering fantastic versatile use with French doors leading to:-

CONSERVATORY

3.00m x 3.00m (9'10" x 9'10")

Double glazed to all sides with a Perspex roof. Courtesy pedestrian door leading out to the rear garden.

SHOWER ROOM

A contemporary modern suite to include double width walk-in shower cubicle with PVC surround and mains fed shower unit to include waterfall shower head and separate handheld attachment, wash hand basin with mixer tap inset to vanity unit, and low-level WC. Wall-mounted chrome heated towel rail. Part-tiled walls and tiled floor. Frosted window to the side elevation.

GARAGE

5.00m x 2.62m (16'5" x 8'7")

A private tarmac driveway provides off-street parking, with gated pedestrian access to the side leading to the detached single garage with manual up and over door and two windows to the rear elevation.

GARDENS

The bungalow is accessed via steps leading up to a paved area with storm porch and entrance to the property, with a sizeable front garden area laid to lawn. The rear garden is of a very good size and is both private and offering low-maintenance comprising a sizeable paved patio area providing an ideal space for dining and entertaining. From the block paved terrace a few steps lead up to a level area laid to lawn. The rear garden is fully enclosed by timber fencing and block wall.

SERVICES

All mains services are connected with mains gas central heating.

AGENTS NOTE

Please note this property is a steel framed construction.

