



DIRECTIONS

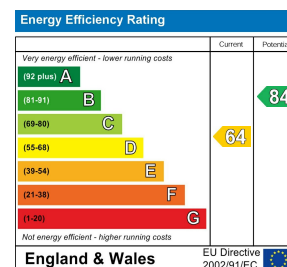
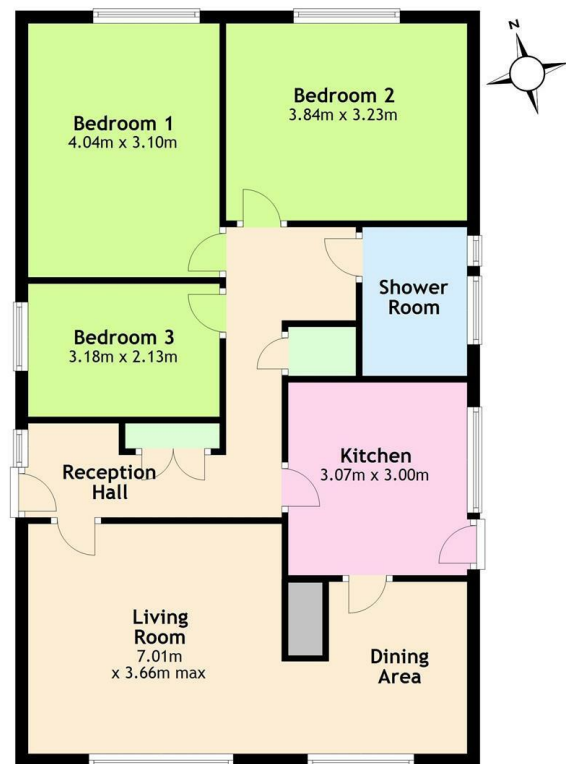
From our Chepstow office proceed over the new Wye Bridge, taking the first turning right. At the mini roundabout take the third turning into Wyebank Road, continue along Wyebank Road turning left into Wyebank Place, then bear round into Wyebank Close. Continue to the far end where you will find 12A in the top right hand corner.

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.



**12A WYEBANK CLOSE, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7ET**

3 1 1 D

£318,500

**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.

This property in Wyebank Close comprises a detached bungalow, being in good condition throughout, located at the end of a quiet cul-de-sac with notably private and sunny rear gardens. The property briefly offers entrance hall, living/dining room, kitchen, three bedrooms and shower room.

Wyebank Close is well positioned on this popular development being close to local schools, shops and other amenities, as well as within easy reach of Chepstow’s town centre.

ENTRANCE HALL

With half glazed door to side elevation. Airing cupboard and cloaks storage cupboard.

LIVING/DINING ROOM

7.01m x 3.66m max (2.74m minimum) (23' x 12' max (9' minimum))

A spacious semi-open plan living/dining room with two windows to front elevation.

KITCHEN

3.07m x 3.00m (10'1" x 9'10")

Appointed with an attractive range of storage units with ample work surfacing over. Inset one and a half bowl and drainer sink unit. Space for washing machine. Fitted appliances include four ring electric hob with extractor over and oven below and fridge/freezer. Part-tiled walls. Window and door to side garden.

BEDROOM 1

4.04m x 3.10m (13'3" x 10'2")

A double bedroom with window to rear elevation.

BEDROOM 2

3.84m x 3.23m (12'7" x 10'7")

A double bedroom with window to rear elevation.

BEDROOM 3

3.18m x 2.13m (10'5" x 7')

A single bedroom with window to side elevation.

SHOWER ROOM

Currently appointed with walk-in shower stall, low level WC and wash hand basin. Two frosted windows to side elevation. Part-tiled walls.

OUTSIDE

GARAGE

A detached garage with electric up and over door and side courtesy door, being approached via a driveway offering parking for several vehicles.

GARDENS

A particularly noteworthy feature of number 12A are its attractive gardens, to the front laid to lawn with flower borders and to the rear a pleasant level and enclosed garden laid to lawn, offering privacy and sunlight. Garden shed.

SERVICES

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

AGENTS NOTE

Please note the property is of a steel-framed construction.

