



### DIRECTIONS

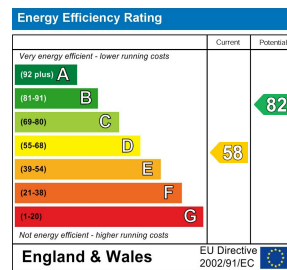
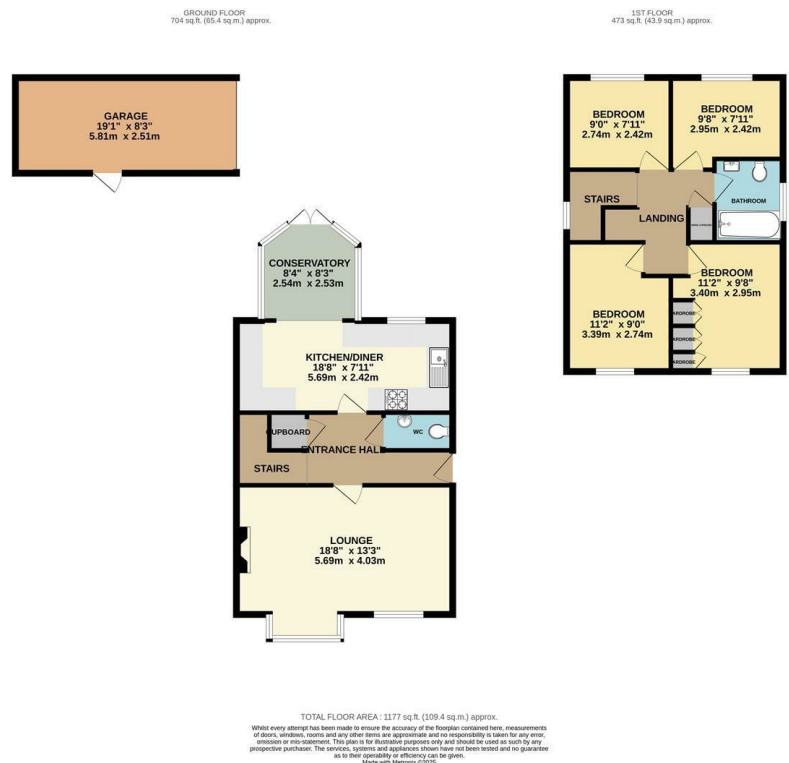
From our Chepstow office proceed up Moor Street turning left onto the A48. Continue along this road and over the Wye bridge, taking the first right signposted Sedbury. At the roundabout take the fourth exit and then first right into The Martins, proceed along this road where following the numbering you will find the property on the left-hand side.

### SERVICES

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

### TENURE - FREEHOLD

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



**9 THE MARTINS, TUTSHILL, CHEPSTOW,  
GLOUCESTERSHIRE, NP16 7DP**



**OFFERS IN THE REGION OF £340,000**

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.

Offers invited for this spacious four-bedroom detached family home which is situated in a quiet cul-de-sac position within this popular residential location retaining easy walking distance to local primary and secondary schools as well as amenities in Chepstow town centre, with the added benefit of no onward chain. The property briefly comprises, to the ground floor, reception hall with access to living room, kitchen open plan to the dining area in the conservatory as well as WC, to the first floor are four bedrooms and updated bathroom. Outside the property benefits from off-road parking and a single garage to the rear with gated access into to the private rear garden.

Being situated in Tutshill, a range of local facilities are close at hand to include primary and secondary schools, shops, chemist and doctor's surgery in nearby Sedbury, all within walking distance, with a further range of amenities in nearby Chepstow. There are good bus, rail and road links with A48, M48 and M4 motorway network bringing Bristol, Cardiff and Newport, all within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

Wood effect flooring. Stairs to first floor with understairs storage cupboard. Doors to all ground floor rooms.

### CLOAKROOM/WC

Comprising a two-piece suite to include low-level WC and wall-mounted wash hand basin with chrome taps and tiled splashback. Window to side elevation.

### SITTING ROOM

**5.67m x 3.37m (18'7" x 11'0")**

A lovely spacious room with a feature brick fireplace and gas fire, two windows to the front elevation.

### KITCHEN/DINING ROOM

**5.70 m x 2.40m (18'8" m x 7'10")**

Fitted with a good range of eye and base level storage cupboards with granite effect worktops and tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Built-in four ring electric hob with extractor fan over and oven below. Space for washing machine, dishwasher and fridge freezer. Ceramic tiled floor. Window to the rear elevation. Open plan to:-

### CONSERVATORY

A really lovely sociable room with ceramic tiled floor, full-length windows and French doors leading out to the garden.

## FIRST FLOOR STAIRS AND LANDING

Access to the boarded loft space and airing cupboard.

### PRINCIPAL BEDROOM

**3.43m x 3.15m (11'3" x 10'4")**

A double bedroom with a range of built-in wardrobes. Window to front elevation.

### BEDROOM TWO

**3.44m x 2.51m (11'3" x 8'2")**

A double bedroom with window to front elevation.

### BEDROOM THREE

**2.45m x 2.74m (8'0" x 8'11")**

Window to rear elevation.

### BEDROOM FOUR

**2.11m x 2.47m (6'11" x 8'1")**

Currently being used as a home office. Window to rear elevation.

## FAMILY BATHROOM

Comprising of a three-piece suite to include panelled bath with chrome shower attachment over, wash hand basin inset to vanity storage unit with chrome mixer tap and low-level WC. Chrome heated towel rail and half panelled walls. Frosted window to side elevation.

## OUTSIDE

To the front of the property there is a lawned area and mature shrubs and trees. The driveway is situated to one side of the property and provides ample parking. To the other side a pedestrian pathway leads to the entrance door. The rear garden has decked and lawned areas and is fully enclosed by a fenced boundary with gated pedestrian access. Garden shed to the side.

## GARAGE

A single garage with up and over door, power and lighting.

## SERVICES

All mains services are connected to include gas central heating.

