



### 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 you will find the property at the end of the cul-de-sac.

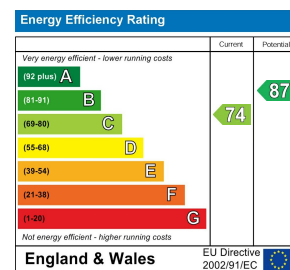
### SERVICES

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.



# 50 THE MARTINS, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7DP



## £295,000

Sales: 01291 629292  
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**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.

Moon & Co are delighted to offer to the market 50 The Martins, Tutshill, situated in this ever-popular cul-de-sac. The property briefly comprises, modern open plan kitchen/diner with utility cupboard and sitting room to the ground floor and three bedrooms with family bathroom to the first floor. Outside the property benefits from two allocated parking spaces to the front of the property and also benefits from private rear gardens.

Being situated in Tutshill, a range of local facilities are close at hand to include primary and secondary schools, shops, chemists and doctor's surgery 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

### RECEPTION HALL/DINING ROOM

**4.2m x 2.3m (13'9" x 7'6")**

uPVC double glazed door, full length frosted glass panel and window to front elevation. A bright room with wood effect flooring. Spotlighting. Stairs to first floor. Open plan to :-

### KITCHEN

**4.3m x 2.4m (14'1" x 7'10")**

With large uPVC double glazed window giving plenty of light. A range of modern base and eye level storage units with ample work surfacing over

and inset one and a half bowl and drainer sink unit with mixer tap. Fitted appliances include inset four ring gas hob with glass and stainless steel extractor over, double oven below. Built-in washing machine. Space for fridge/freezer. Tiled splashbacks and wood effect flooring. Spotlighting. Useful utility cupboard for storage and tumble dryer.

### SITTING ROOM

**5m x 3.6m (16'4" x 11'9")**

A bright and airy room with uPVC double glazed window and sliding patio door leading to the garden. There is a gas fire which is currently capped off.

## FIRST FLOOR STAIRS AND LANDING

Loft access point. Loft has integrated ladder and boarded.

### BEDROOM 1

**3.7m x 3.5m (12'1" x 11'5")**

A double bedroom with built-in cupboard and uPVC double glazed window to front elevation.

### BEDROOM 2

**3.5m x 3.3m (11'5" x 10'9")**

A double bedroom with built-in wardrobe and uPVC double glazed window to rear elevation.

### BEDROOM 3

**1.9m x 2.8m (6'2" x 9'2")**

A single bedroom which is currently being used as a dressing room with built-in wardrobes with sliding door. uPVC double glazed window to front elevation. Wood effect flooring.

## BATHROOM

Appointed with a three-piece suite to include low level WC, pedestal wash hand basin and panelled bath with chrome mixer tap and mains fed shower over and glass shower screen. Chrome heated towel rail. Part-tiled walls and tiled flooring. Frosted uPVC double glazed window to rear elevation.

## OUTSIDE

### GARDENS

To the front there is a shared driveway and parking for two vehicles and a pathway to the entrance door which is situated at the side of the property. To the rear is a patio area perfect for outside dining, raised decking area and a lawn which is bounded by fencing boundary.

### SERVICES

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

