

## DIRECTIONS

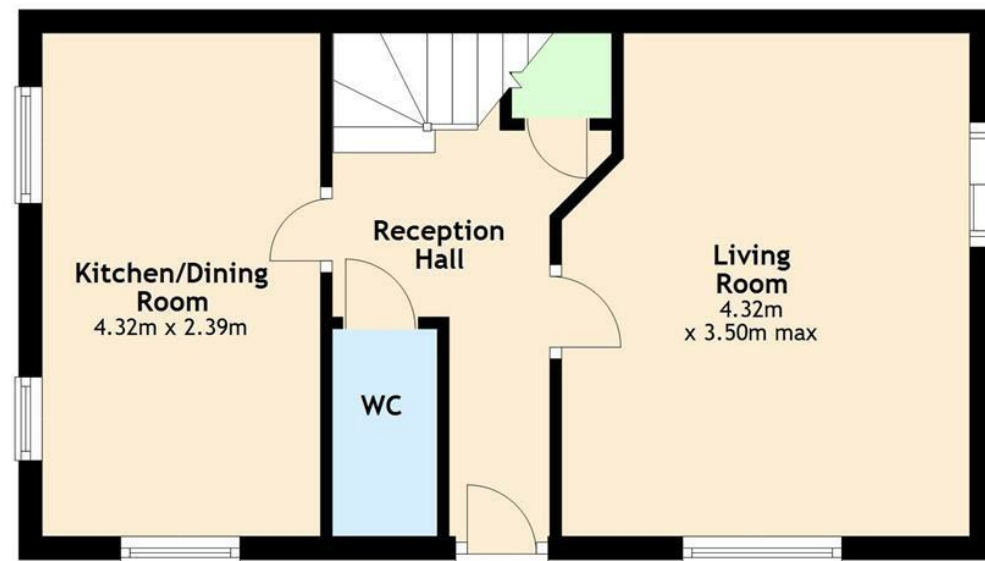
From our Chepstow office proceed up the High Street, through the town arch, continuing up Moor Street, taking a right hand turn onto the A48. Proceed along this road where at the roundabout take the fourth exit towards Chepstow Hospital. Proceed through the traffic lights, down the hill, turning left into the Romana Grange Development. Proceed along the road without deviation bearing left into Woolpitch Wood, taking the second left turn into Buckle Wood where you will find the property on your left hand

## MAINTENANCE AND SERVICE CHARGE

## TENURE -

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

### Ground Floor



### First Floor



**1 BUCKLE WOOD, BAYFIELD, CHEPSTOW,  
MONMOUTHSHIRE, NP16 6DX**



**£1,200 PER MONTH**

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		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

\* End Link Home \* Three Bedrooms \* En-Suite to Bedroom One \* Built in Wardrobes to Bedroom One and Two \* Modern Kitchen Diner \* Separate Living Room \* Downstairs Cloakroom \* Low Maintenance Rear Garden laid to lawn \* Neutral Decor Throughout \* Off Road Parking in front of Single Garage \* Available Now \* Unfurnished \*

Monthly Rent: £1200.00 pcm  
Deposit: £1800.00  
Holding Deposit: £276.00  
Building Materials: Brick/Cavity  
Sewerage Supply: Mains sewerage  
Broadband Coverage: Ofcom - up to 1800mbps

## GROUND FLOOR

### RECEPTION HALL

A half-glazed front door leading to a spacious reception hall with wood effect flooring. Stairs to first floor and understairs storage cupboard.

### CLOAKROOM/WC

Comprising of a two-piece suite to include a low-level WC and pedestal wash hand basin with chrome mixer tap. Half-tiled walls and wood effect flooring.

### SITTING ROOM

**4.32m x 3.50m (14'2" x 11'5")**

A well-proportioned sitting room with window to front elevation and patio doors leading out to the rear garden. Feature fireplace with marble hearth and feature electric fire.

### KITCHEN/DINING ROOM

**4.32m x 2.39m (14'2" x 7'10")**

Appointed with a matching range of eye and base level

cupboards with work surfacing over and tiled splashbacks. Four ring gas hob with double oven under and stainless steel extractor fan over. Integrated appliances to include fridge/freezer, dishwasher and washing machine. One and a half bowl sink with drainer and chrome mixer tap. Combi-boiler. Space for dining table and chairs. Triple aspect windows to side and front elevations. Ceramic tiled flooring.

### FIRST FLOOR STAIRS AND LANDING

Gives access to all first floor rooms.

### PRINCIPAL BEDROOM

**4.24m x 3.16m (13'10" x 10'4")**

A spacious double bedroom with uPVC window to front elevation and built-in wardrobe. Door to:-

### EN-SUITE SHOWER ROOM

A modern shower room with frosted window to rear elevation. Comprising a low-level WC, wash hand basin inset to vanity storage unit with chrome mixer tap, and shower unit with

chrome shower attachment and rainfall overhead shower with panelled walls. Chrome heated towel rail. Fully tiled walls, and wood effect flooring.

### BEDROOM 2

**3.53m x 2.36m (11'6" x 7'8")**

A double bedroom with dual aspect windows to front and side elevations, built-in wardrobe.

### BEDROOM 3

**2.41m x 1.82m (7'10" x 5'11")**

A single bedroom with window to front elevation. Access to loft space.

### FAMILY BATHROOM

Comprising a three-piece suite to include panelled bath with chrome mixer tap and handheld shower attachment, low-level WC, and pedestal wash hand basin with chrome mixer tap. Tiled floor and half-tiled walls. Frosted window to front elevation.

### GARDEN

To the front of the property there are shrub borders with steps leading up to the front door with storm porch. Gated access to the rear garden with patio and lawn areas. Fenced boundary with gated access to the garage.

### GARAGE

A single garage with up and over door, located under a separate coach house.

## SERVICES

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

