



### DIRECTIONS

From our Chepstow office proceed over the Old Wye Bridge to Tutshill. At the roundabout head right and then take the left turn onto Sedbury Lane. Proceed along this road taking the left hand driveway after Granville Terrace and South View properties. You will find the property at the end of the driveway.

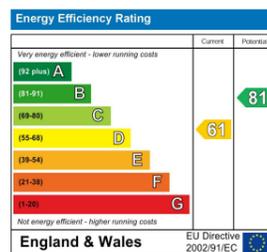
### SERVICES

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

2021/2022 Council Tax Band D.

### TENURE - FREEHOLD

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



# EASTCLIFF SEDBURY LANE, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7DU

3 1 1 D

## £400,000

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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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

**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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Eastcliff, Tutshill offers the opportunity to acquire an immaculately presented detached Woolaway bungalow situated within a superb plot and peaceful location. The property is set back from Sedbury Lane and is approached via a driveway leading to a large parking area. Upon entering the property into a light and airy reception hall there is access to the living room which is open plan to a spacious dining/family room which in turn leads to a conservatory. Also from the reception hall there is access to the principal bedroom, bedroom two which leads to the third bedroom as well as access to shower room and kitchen. To the rear the property benefits from superb lawned gardens with well stocked beds and borders along with a sunny aspect.

Being situated in Tutshill a wide range of local amenities are within walking distance to include primary and secondary schools, local convenience store and family un butchers, with a further abundance of facilities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

#### RECEPTION HALL

With frosted uPVC double glazed door and window to front. Laminate flooring.

#### LIVING ROOM 14'1" x 11'5"

A light and airy reception room with uPVC double glazed window to front elevation, feature gas fireplace and open plan to dining area.

#### DINING/FAMILY ROOM 19'3" x 13' maximum

L shape room with uPVC double glazed sliding door to front elevation flooding in natural light and with uPVC double glazed French doors to conservatory. Laminate flooring.

#### CONSERVATORY

A large conservatory with ceramic tiled flooring and underfloor heating. uPVC double glazed French doors leading to the rear garden.

#### KITCHEN 14'2" x 8'6" maximum

Appointed with a matching range of base and eye level storage units with granite effect worktops. Offering space for appliances including cooker with stainless steel extractor fitted over, space for fridge freezer, washing machine and dishwasher. Inset one and a half bowl and drainer sink unit with chrome mixer tap. Ceramic tiled flooring and ceramic tiled splashbacks. uPVC double glazed window to rear elevation and loft access point. Boiler cupboard.

#### REAR LOBBY

With uPVC double glazed door to rear garden. Ceramic tiled flooring. Storage cupboard and space for a low-level freezer.

#### BEDROOM 1 10'6" x 9'1"

A generous double bedroom with uPVC double glazed window to front elevation and a range of sliding mirrored door wardrobes.

#### BEDROOM 2 10'8" x 9'4"

A double bedroom with a range of fitted wardrobes and with uPVC double glazed window to rear elevation. Laminate flooring. Access to bedroom 3/study.

#### BEDROOM 3/STUDY 18" x 7'8"

A generous room with uPVC double glazed window to front elevation and door to rear garden. Could be utilised as office space or equally a third bedroom.

#### SHOWER ROOM

Comprising a modern three-piece white suite to include low-level WC, pedestal wash hand basin with chrome mixer tap and double shower cubicle with glass shower screen and Triton shower over. Also fitted with white heated towel rail, part tiled walls and tiled flooring. uPVC double glazed window to rear elevation.

#### OUTSIDE

The front of the property is accessed via a driveway leading to large gravel parking area. Gated access leads to a paved seating area and superb level lawned gardens with well stocked beds and borders, store shed and greenhouse. There is also a Gardener's toilet attached to the side of the property, accessed via the rear garden and situated behind bedroom 3, allowing the potential to extend and add an extra en-suite. The external toilet comprises a white low level WC and wash hand basin with chrome tap.

