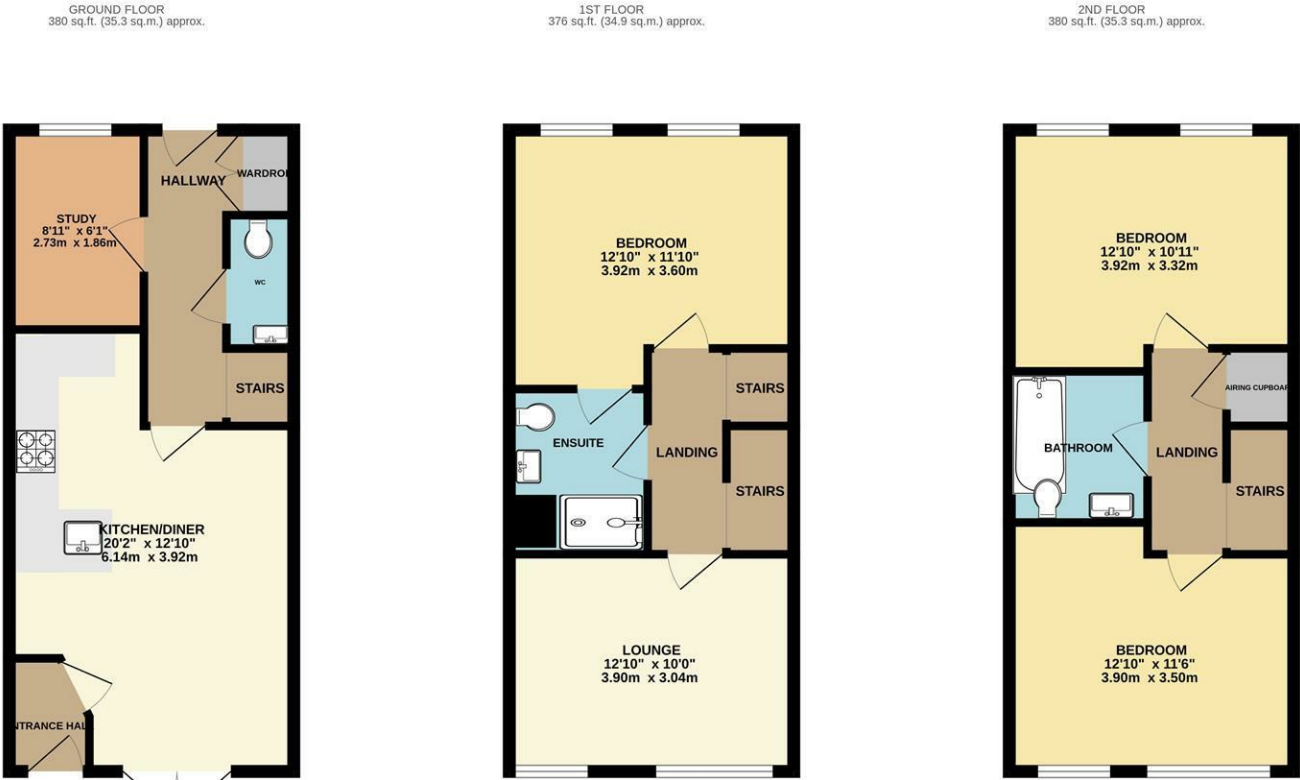


DIRECTIONS

From Chepstow town centre proceed through the Archway straight to the top of Moor Street, turning left onto the A48 and continue down the hill. At the first set of traffic lights turn right, passing Tesco on your left-hand side, take the next left turn and follow the road into Brunel Quarter development. Proceed along this road turning right at the end into Tallards View, following the numbering, you will find the property on the right.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

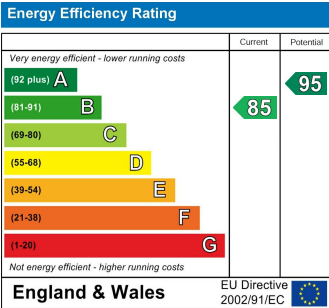
OFFERS

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.



21 TALLARDS VIEW, CHEPSTOW,
MONMOUTHSHIRE, NP16 5WH

4 3 2 B

£385,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Occupying a superb position on this popular modern Riverside development within the heart of Chepstow town centre, this three-storey townhouse combines deceptively spacious living accommodation arranged over three floors with practicality as well as versatility and will no doubt suit a variety of markets. The property is immaculately presented throughout and briefly comprises to the ground floor: entrance hall leading into a fantastic open plan kitchen/dining room with French doors to the front, inner hall, cloakroom/WC and a study. The first floor offers a well-proportioned lounge with feature bay window to the front affording panoramic views as well as the principal bedroom with fitted wardrobes and en-suite shower room. The second floor offers two further double bedrooms both with fitted wardrobes as well as a family bathroom. The property further benefits private allocated parking to the front for two vehicles, gated side pedestrian access and a beautifully landscaped rear garden. Being within walking distance to Chepstow town centre, picturesque riverfront and good schooling, ideally situated on a quiet development yet retaining excellent commutable access to the motorway network and surrounding cities. We would therefore strongly recommend arranging an internal viewing to appreciate what this property has to offer.

ENTRANCE HALL

A composite front door leads into the entrance hall with wood effect laminate floor.

KITCHEN/DINING ROOM
3.92m x 6.14m (12'10" x 20'1")

A fantastic contemporary open plan space providing the perfect area for everyday family living with wood effect laminate floor throughout. The dining area enjoys French doors leading out to the front elevation, which boast excellent views over open green space and toward the Severn Bridge. The kitchen area has a useful built-in under stairs storage cupboard and an extensive range of fitted contemporary wall and base units with ample marble effect laminate worktops and laminate splashbacks. Inset one and a half bowl stainless steel sink with drainer and mixer tap. Range of integrated appliances to include four ring gas hob with extractor hood

over and electric oven and grill beneath, full height fridge/freezer, dishwasher, washing machine and wine/drinks cooler.

INNER HALL

With half turned staircase leading to the first floor. Built-in cupboard housing the gas combi boiler. Wood effect flooring. Door to rear garden.

CLOAKROOM/WC

With low-level WC and corner pedestal wash hand basin with mixer tap and tile splashback. Wood effect laminate floor.

STUDY
1.86m x 2.73m (6'1" x 8'11")

A superb space for the everyday home worker with window to the rear elevation enjoying views across the gardens. Wood effect laminate flooring.

FIRST FLOOR STAIRS AND LANDING

With half-turn staircase leading to the second floor landing.

LOUNGE

3.90m x 3.04m (12'9" x 9'11")

A light and airy reception room with two windows to the front elevation with wonderful panoramic views.

BEDROOM 1

3.92m x 3.60m (12'10" x 11'9")

An excellent generous principal bedroom with two fitted wardrobes. Two feature windows to the rear elevation.

EN-SUITE SHOWER ROOM

Comprising a modern neutral suite to include double width walk-in shower cubicle, mains fed shower unit and contemporary tiled surround, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC. Heated towel rail.

SECOND FLOOR STAIRS AND LANDING

Built-in airing cupboard with ample storage facility. Loft hatch to fully boarded loft area providing additional storage space.

BEDROOM 2

3.90m x 3.50m (12'9" x 11'5")

A very well-proportioned second guest double bedroom with fitted wardrobes. Two feature windows to the front enjoying fantastic uninterrupted views across open green land and toward the River Wye and Severn Bridge, flooding in lots of natural light.

BEDROOM 3

3.92m x 3.32m (12'10" x 10'10")

A third good sized double bedroom, again with fitted wardrobes and two windows to the rear elevation.

FAMILY BATHROOM

Comprising a modern, neutral suite to include panelled bath with mains fed shower unit over, glass shower screen and attractive tiled surround, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC. Heated towel rail.

PARKING

To the front of the property there is allocated off street parking for two vehicles.

GARDENS

The rear gardens have been beautifully landscaped by the current owners and comprise an attractive and sunny paved patio area providing an ideal space for dining. There is also a level area laid to lawn bordered by an attractive range of plants and shrubs. Space for a shed in the far corner. The rear garden is fully enclosed by timber fencing. There is useful pedestrian gate leading out to the side of the property.

SERVICES

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

