



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 taking the second right hand turn where you will find the property in the right hand corner.

SERVICES

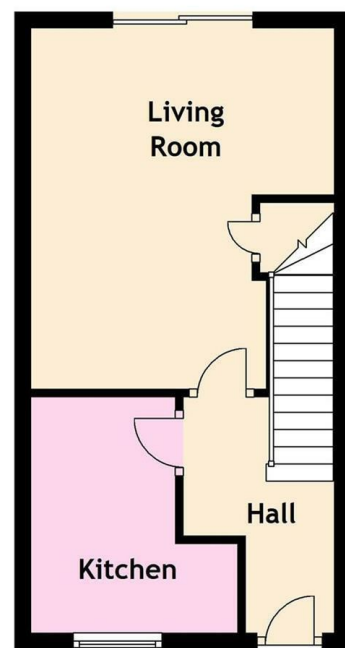
All main services are connected to include gas central heating.

2021/2022 Council Tax Band B.

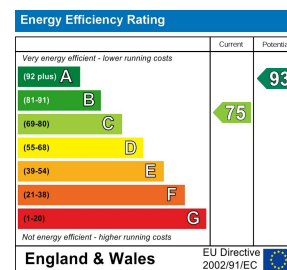
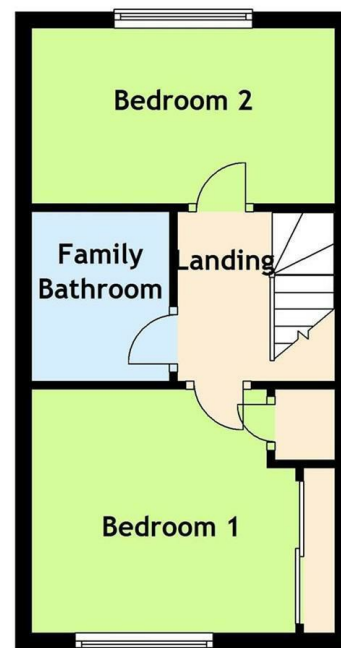
TENURE - FREEHOLD

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

Ground Floor



First Floor



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



OFFERS IN EXCESS OF £220,000

**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. 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 furnishing.

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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Moon & Co are delighted to offer to the market 22 The Martins, Tutshill, situated in this ever popular cul-de-sac and briefly comprises, reception hall with access to kitchen and living/dining room to the ground floor and two bedrooms with updated shower room 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

Frosted uPVC double glazed front door. Stairs to first floor.

KITCHEN

2.26m x 2.54m maximum (7'4" x 8'3" maximum)

'L' shaped kitchen, appointed with a matching range of base and eye level white gloss storage units with granite effect worktops. Inset stainless steel one bowl sink with chrome mixer tap. Fitted appliances include inset 4 ring gas hob with electric fan assisted oven below and concealed extractor over, washing machine and a fridge/freezer (which is available by separate negotiation). Ceramic tiled splashbacks and tiled flooring. uPVC double glazed window to front elevation.

LIVING/DINING ROOM

4.45m x 3.7m (14'7" x 12'1")

'L' shaped pleasant reception area with uPVC sliding doors leading to rear garden. Storage cupboard.

FIRST FLOOR STAIRS AND LANDING

Access point for the boarded loft with drop down ladder. Doors to bedrooms and shower room.

BEDROOM 1

3.02m x 2.76m excluding wardrobe recess (9'10" x 9'0" excluding wardrobe recess)

A double bedroom with a range of fitted mirrored sliding door wardrobes as well as airing cupboard. uPVC double glazed window to front elevation.

BEDROOM 2

3.69m x 2.14 (12'1" x 7'0")

A pleasant room situated to the rear of the property with uPVC double glazed window overlooking the rear garden and also benefiting from fitted bedroom furniture and desk.

SHOWER ROOM

Comprising a modern three piece white suit, recently refitted, including low level WC and wash hand basin both inset into vanity unit, double shower cubicle with glass shower screen and chrome mains fed shower over. Aqua board marble effect panelling and tiled floor. Chrome heated towel rail. Spotlighting.

OUTSIDE

The property is approached via pathway leading to the entrance door and benefits from allocated parking spaces to the front of the property. There is a side access to the rear of the property at the end of the cul-de-sac. The rear garden benefits from paved seating area with lawned garden with well stocked beds and borders bounded by timber fencing, with timber storage at the rear and gated rear access.

