



6 SEAVIEW

Sudbrook, Caldicot, Monmouthshire, NP26 5SU

DJ&P
NEWLAND RENNIE

RESIDENTIAL

6 SEAVIEW

Sudbrook, Caldicot, Monmouthshire,
NP26 5SU

- Deceptively spacious mid-terrace property offering excellent potential for modernisation
- Popular village location within short distance to amenities offered in Portskewett & Caldicot
- Spacious entrance hall & study/ storeroom
- Lounge & dining room
- Kitchen
- Three double bedrooms & family bathroom to first floor
- Parking to front for one vehicle & spacious rear garden with outside storage
- Pleasant outlook to the rear over open fields
- Excellent access to Chepstow & M48/ M4 Motorways
- Offered with no onward chain

OFFERS OVER
£220,000

Portwall House, Bank Street
Chepstow, Monmouthshire NP16 5EL
chepstow@newlandrennie.com
Tel 01291 626775
www.djpnr.co.uk

DESCRIPTION

Offered to the market with no onward chain, 6 Seaview comprises a deceptively spacious three double bedroom mid-terrace property affording a fantastic opportunity for modernisation and reconfiguration to suit personal requirements, situated in the popular village of Sudbrook within short distance of amenities offered in Portskewett and Caldicot.

The well-planned and versatile living accommodation comprises to the ground floor, spacious entrance hall, study/storeroom, lounge, dining room and kitchen. To the first floor there are three double bedrooms and a family bathroom. Further benefits include parking to the front and a very good size rear garden, backing onto open fields.

SITUATION

Sudbrook is a popular residential hamlet conveniently situated approximately one-and-a-half mile's distance of Caldicot town centre which boasts a range of modern facilities including shops, regular public transport services and Railway Halt, Leisure & Health Centres and Schooling. Chepstow and Newport are approximately 5- and 13-miles distance with accesses to the country's motorway networks at Magor and Chepstow via the Severn Bridges whilst Bristol and Cardiff are just 23- and 29-miles distance.

OUTSIDE

To the front of the property is a private parking space for one vehicle. The rear garden is of a very good size and low maintenance, briefly comprises spacious patio area ideal for dining/ entertaining as well as level lawn, outside store and larger storage shed. The garden backs onto open fields.

TENURE

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitors.

SERVICES

The property benefits all mains services including gas central heating and is fitted with uPVC double glazing throughout.

COUNCIL TAX BAND: C

EPC RATING: C

VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01291 626775.

FIXTURES & FITTINGS

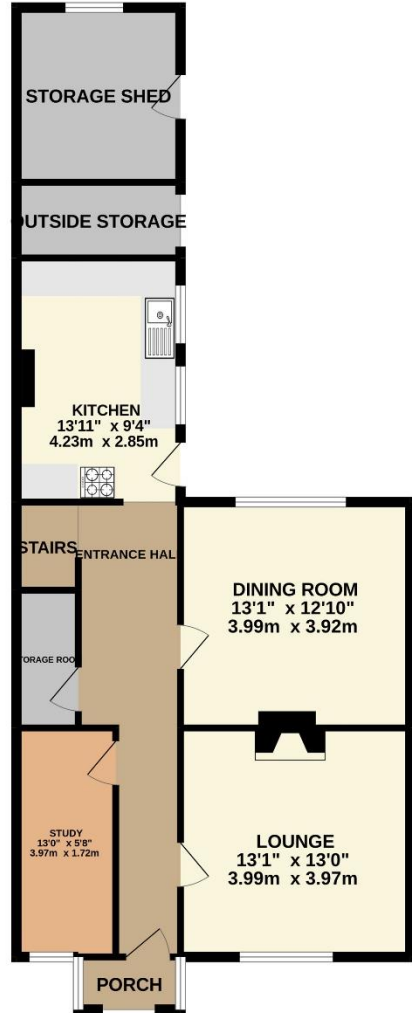
Unless specifically described in these particulars, all other, fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the Vendor's agents.



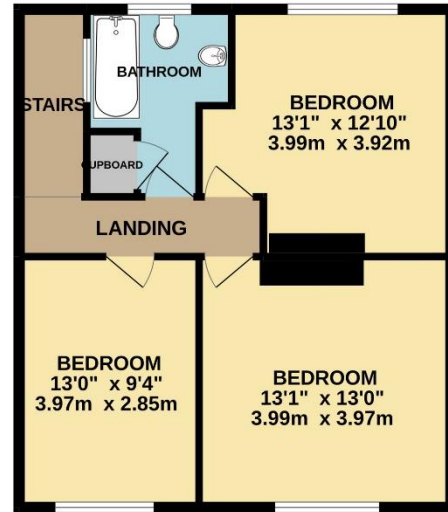


FLOORPLAN

GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 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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PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

Chepstow
Cwmbran

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01633 868341

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