



## WHEATFIELD PADDOCKS

WATERY LANE | MONMOUTH | MONMOUTHSHIRE



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WHEATFIELD PADDOCKS OFFERS AN EXCITING OPPORTUNITY TO ACQUIRE A THREE BEDROOM DETACHED FAMILY HOME REQUIRING SOME UPDATING, BENEFITTING FROM A GENEROUS SIZED GARDEN AND EXCELLENT OFF-ROAD PARKING. THE PROPERTY IS WITHIN WALKING DISTANCE TO THE HISTORIC MARKET TOWN OF MONMOUTH AND A SHORT DRIVE TO THE A40 OFFERING SUPERB ACCESSIBILITY TO THE MAJOR ROAD NETWORKS OF THE M4/M50/M5.

- Detached three bedroom family home •
- Sitting room and garden room •
- Ground floor and first floor shower rooms •
- Generous wrap around garden amounting to a third of an acre •
- Spacious off-road parking area for numerous vehicles •
- Located within walking distance of Monmouth •
- Offered with no onward chain •

## DISTANCES FROM WHEATFIELD PADDOCKS

Monmouth 0.9 miles • Usk 8.5 miles • Raglan 9.9 miles

Ross-on-Wye 14.0 miles • Chepstow 14.9 miles • Abergavenny 17.9 miles

Hereford 21.8 miles • Bristol 33.4 miles • Cardiff 36.4 miles • London 140.0 miles

Lydney Train Station 15.4 miles • Abergavenny Train Station 16.8 miles

Bristol Parkway Station 28.7 miles • Bristol Airport 49.7 miles

Cardiff Airport 52.2 miles • Birmingham Airport 76.9 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Wheatfield Paddocks is located in a premium desirable position off Watery Lane which is within walking distance of Monmouth town centre. There are excellent connections to the main road network as you are able to access the A40 in minutes.

The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

## THE PROPERTY

Wheatfield Paddocks is a fantastic opportunity requiring some updating, allowing the new owner to add their own style and flair over a period of time.

The kitchen / dining room has a range of base and wall units with laminate worktops. A window is positioned next to the sink and there is space for an oven and white goods. The dining area has a window looking out to the front and side aspect and enough space for a family sized table and chairs.

Doors open into the spacious sitting room which has a brick fireplace taking centre stage. In addition to the main sitting room is a garden room benefitting from pleasant views across the rear garden.

Completing the ground floor is a wet room that has been added to the rear of the sitting room. This could be removed and the space returned back to the sitting room should a purchaser desire.

Stairs from the kitchen / dining room lead up to three bedrooms and the family shower room.

Bedrooms two and three have fitted wardrobes and windows looking out to the garden. The principal bedroom is a good size and has doors leading out to an enclosed balcony.



## OUTSIDE

Wheatfield Paddocks has ample off-road parking for numerous vehicles. A concrete and timber framed garage and an array of sheds can be found in the parking area. The generous rear garden wraps around the property and amounts to approximately a third of an acre. The garden is mainly laid to lawn with a range of trees and shrubs throughout making it a well established space.

## KEY INFORMATION

**Services:** The property benefits from mains water, electricity, oil fired central heating and private drainage (septic tank).

**Fixtures and fittings:** Only those items specifically mentioned in these particulars will be included in the sale.

**Tenure:** Freehold with vacant possession upon completion

**Local Authority:** Monmouthshire County Council. Telephone 01633 644644

**Council Tax Band:** F

**Wayleaves, Easements and Rights of Way:** The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

**Sale Method:** The property is offered for sale by Private Treaty.

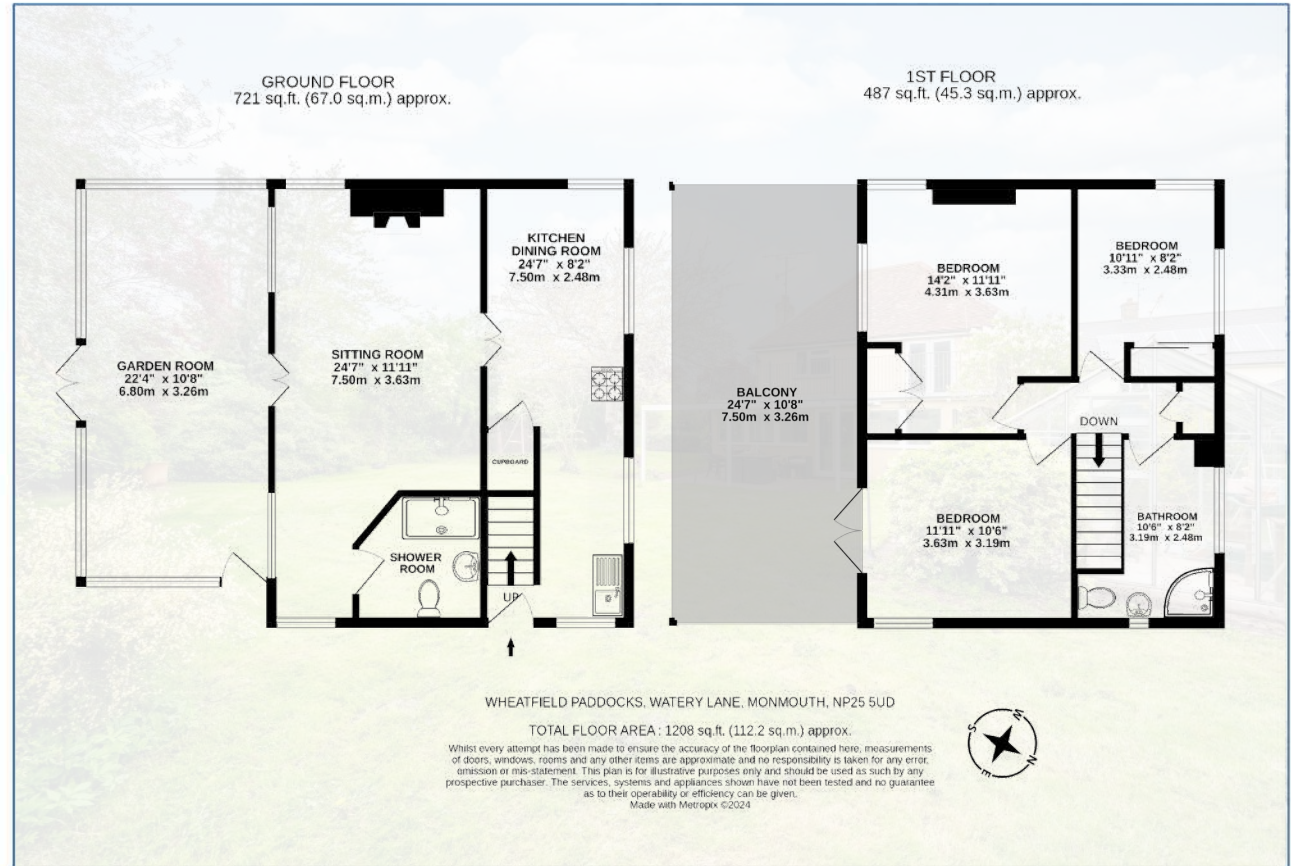
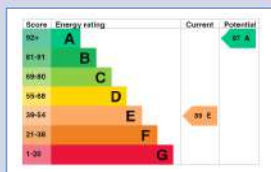
**Directions:** From the A40 heading north take the exit towards Monmouth /Trefynwy/B4293. Continue onto Cinderhill St/B4233. Go through two roundabouts. At the third roundabout take the 2nd exit onto Rockfield Rd/B4233. At the next roundabout take the first exit onto Watery Lane. Continue on Watery Lane for 0.4 miles. Turn right and continue until you reach the property.

**Viewings:** Strictly by appointment with Powells – 01600 714140



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## ENERGY PERFORMANCE CERTIFICATE



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