



DEVAUDEN

Guide price **£625,000**



18 CHURCHFIELDS

Devauden, Chepstow, Monmouthshire NP16 6NB



Four bedroom detached property
Double detached garage and parking
Village location of Devauden

Positioned at the head of the select development, this property benefits from parking to front of the detached double garage, set to one side of the garden and private drive. The rear garden has been landscaped and features a wrap-around brick wall. Offering a secure garden for children and pets.

Internally, the accommodation comprises a reception hall with cloakroom, study, sitting room opening through to the dining room, kitchen, and utility room. On the first floor, there is a principal bedroom with an ensuite shower room, three further bedrooms, and a modern family bathroom.

The village of Devauden boasts good road links to Monmouth and Chepstow, providing easy access to the M4 at Chepstow. Nearby amenities include the Hood Memorial Hall, which hosts various events throughout the year, as well as village shops and the Star Inn and Carpenters Arms village pubs in nearby villages of Shirenewton.



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KEY FEATURES

- Four bedroom detached property
- Detached double garage
- Select development
- Great family home
- Sought after Village location
- Principal bedroom with ensuite shower room



STEP INSIDE



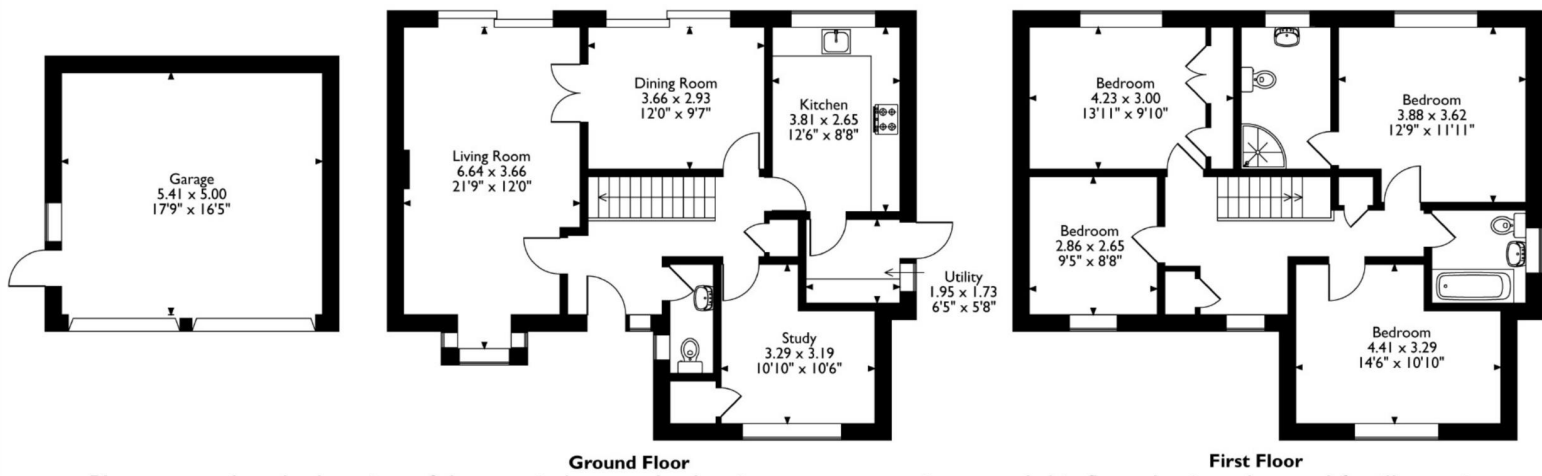
Internally, the property features a spacious reception hall with slate flooring, providing access to a ground floor cloakroom. Additionally, there is a versatile study or snug, depending on personal preference.

The large and spacious sitting room boasts a bay window and patio doors overlooking the rear garden, as well as a lovely wood burner, creating a cosy atmosphere.

The lounge seamlessly flows into the formal dining room, which is light and airy with further patio doors overlooking the rear beautifully maintained rear garden.

The kitchen, fitted with modern base and wall units with fitted appliances, along with a handy utility room with access to the side garden, complete the ground floor layout.

Approximate Gross Internal Area
Main House = 142 Sq M/1528 Sq Ft
Garage = 27 Sq M/291 Sq Ft
Total = 169 Sq M/1819 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the principal bedroom benefits from a modern and sizable ensuite shower room, offering contemporary convenience.

Three additional bedrooms share a modern family bathroom, ensuring comfort and convenience for all residents.

STEP OUTSIDE



Positioned at the head of the select development, this 4-bedroom detached property offers a prime location with additional parking in front of the detached double garage,

The front garden features a driveway paved with tarmac, including a turning area, and is bordered by mature hedges, providing ample privacy. Additionally moving to the rear garden, it offers a designated play area and is exceptionally private, thanks to the surrounding mature trees and shrubs. The patio seating area provides a perfect spot for outdoor relaxation or dining, complementing the tranquil ambience of the garden.

AGENTS NOTE:
Shared LPG gas as a development shared and managed.

INFORMATION

Postcode: NP16 6NB
Tenure: Freehold
Tax Band: G
Heating: Oil
Drainage: Mains
EPC: E





DIRECTIONS

Leaving Chepstow on Welsh Street (B4293) enter the Racecourse roundabout and take the second exit onto Itton Road (B4293) signposted Itton, Devauden and Trelleck. Continue on this road for approximately 4.5 miles entering Devauden. At the junction turn left, signposted Llanishen and Monmouth. The development is situated on the left hand side of the main road and the first property on the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	67
England & Wales		EU Directive 2002/91/EC	

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