



TUTSHILL, CHEPSTOW

Guide price **£400,000**



WILLETTTS COTTAGE

Coleford Road, Tutshill, Chepstow, Gloucestershire NP16 7BW



Great 3 bed detached property
Off road parking
Most sought after location of Tutshill

This is a lovely property, ideal for downsizers or a professional couple, situated in a wonderful location overlooking the recreation grounds on Tutshill. It is close to local amenities and schools, all within walking distance of Chepstow town centre.

The property has been updated and decorated in modern tones and touches, offering a contemporary and stylish living space. Tutshill is a vibrant community with many fantastic spots to explore.

Visitors can enjoy the charming 'café on the hill', perfect for relaxing with a coffee while taking in scenic views. The local recreation area provides open spaces for outdoor activities, making it an ideal location for families and individuals to unwind and connect with nature.



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KEY FEATURES

- 3 bed detached property
- Situated in a sought after location of Tutshill
- Off road parking with electric point
- Private rear garden
- Modern bathroom
- Great family kitchen/diner



STEP INSIDE



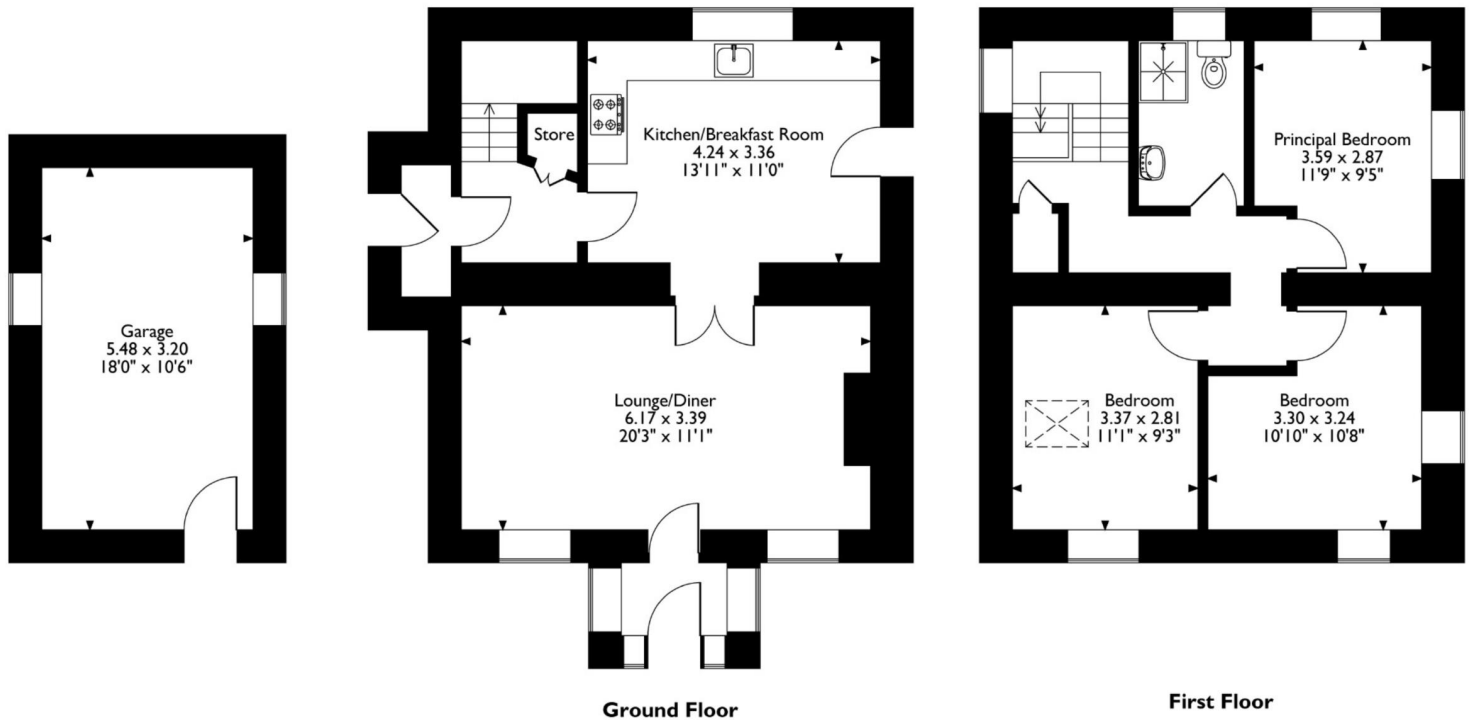
This charming detached character cottage welcomes you through an inviting porch into the main living and sitting area, featuring beautiful wooden floors, exposed stone walls, and distinctive features.

The interior boasts many unique qualities that enhance its rustic charm.

The kitchen, situated at the rear of the property, showcases a modern, on-trend neutral colour palette with matching base units that complement the overall decor. It provides a spacious area ideal for dining, easily accommodating a breakfast table within the family kitchen.

The kitchen features painted beams and has been updated to highlight the characterful features of the cottage.

Approximate Gross Internal Area
 Main House = 98 Sq M/1055 Sq Ft
 Garage = 18 Sq M/194 Sq Ft
 Total = 116 Sq M/1249 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.

Access from the inner hall and staircase leading to the first floor.

Additionally, the property benefits from a generous shower room and three good-sized bedrooms, two which overlook the recreation grounds, offering a delightful and functional living space.

STEP OUTSIDE



As you step outside to the rear garden, you'll find a very private lawned area surrounded by mature shrubs and hedging, providing a tranquil setting.

Overlooking the rear lane, there is a raised decked area perfect for sitting and entertaining.

Additionally, the property features an extra side space with an electric car charging point, as well as a small front paved area suitable for flower pots and extra storage. The property also benefits from a detached garage, offering convenient parking and additional storage options.

AGENT'S NOTE:

There is an electric car charging point.
There are photovoltaic PV solar panels which we are advised are owned (net capacity 3.11kw, SolarEdge inverter, Tesla Powerwall version 2).
Full planning has been granted, with conditions, for 'Erection of replacement porch with alterations to front facade and erection of single-storey side extension.' (P1475/24/FUL).

INFORMATION

Postcode: NP16 7BW

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From Chepstow, take the A48 Lydney road, passing the Tesco store on the right-hand side. Proceed over the new bridge and up the hill. Take the left-hand turning on to Gloucester Road follow this road until you come to a small roundabout, take the 3rd exit onto the Coleford road and the property is on the right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)		62
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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