



DIRECTIONS

From our Chepstow office proceed towards new Wye Bridge. Upon leaving the new Wye Bridge, take the right hand turn for Sedbury where at the roundabout take the third exit. Proceed along this road without deviation and take the first left hand turn into Wyebank Crescent, where following the numbering you will find the property on your left hand side.

SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band C

TENURE - FREEHOLD

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

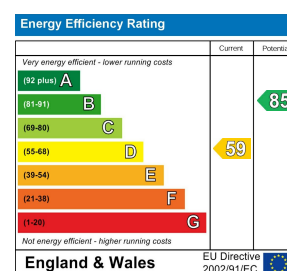


12 WYEBANK CRESCENT, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7ES

3 1 1 D

£285,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk



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 purchases 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 S. Room sizes should not be relied upon for carpets and finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

This well appointed detached bungalow occupies a pleasant cul-de-sac position within the popular Wyebank development located close to local shops, schools and other amenities in Sedbury and Tutshill. As well as a regular bus service leading into Chepstow town centre itself. The accommodation is well laid out with uPVC windows and gas central heating throughout. It also benefits from a beautiful rear garden with views over Chepstow.

ENTRANCE HALL
4'3" x 8'2"

Front door with door leading into living room.

LIVING ROOM
17'0" x 12'9"

With windows to front elevation. Attractive feature fireplace.

KITCHEN
12'5" x 8'2"

Appointed with a matching range of base and eye level storage units with space for washing machine and cooker. Single drainer sink unit. Window and door to side elevation. Tiled splashbacks and terracotta style ceramic floor tiles.

BEDROOM 1
11'5" x 10'2"

With window to rear elevation and built-in wardrobe.

BEDROOM 2
12'5" x 7'10"

With window to rear garden, built-in wardrobe.

BEDROOM 3/DINING ROOM
9'6" x 7'6"

With window to side elevation. At present used as dining room by current vendors.

BATHROOM
9'6" x 7'6"

Tastefully appointed with a two piece suite finished in white comprising panelled bath with electric shower over and pedestal wash hand basin. Ceramic tiling to walls. With window to side elevation.

WC

Low level WC. Tiled Walls. Window to side elevation.

OUTSIDE

A long driveway offering ample parking, leading to single car garage.

GARDENS

The gardens are attractively landscaped to provide pretty features but also to be of low maintenance. The front is laid to lawn with mature shrubs and flowering plants. To the rear, a pleasant south westerly garden with views towards Chepstow, again laid to lawn with mature shrubs and plants and a paved patio area.

