



DIRECTIONS

From our Chepstow office proceed up the Moor Street and right onto the A48, at the High Beech roundabout take the first exit onto Fair View and then first left into High Beech Lane, take the first left again into Beech Grove, proceed along this road where you will find the property on the left hand side.

SERVICES

All mains services connected to include mains gas central heating.

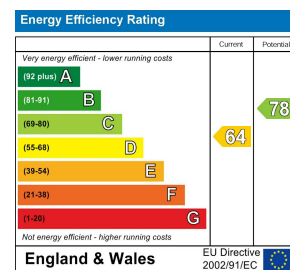
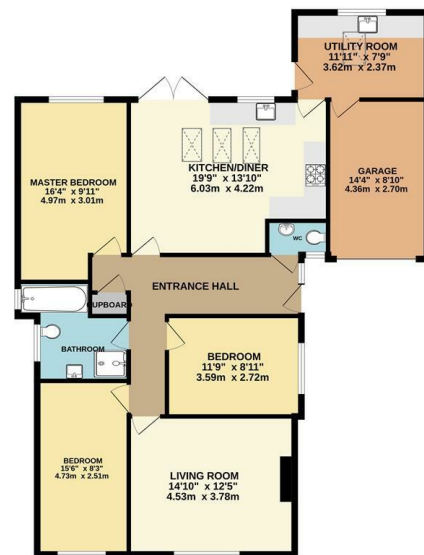
Council Tax Band F.

TENURE - FREEHOLD

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



GROUND FLOOR
1232 sq.ft. (114.4 sq.m.) approx.



TOTAL FLOOR AREA: 1232 sq.ft. (114.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements are taken at the time of the visit and are not guaranteed. The plan is for guidance only and should not be used as a basis for any purchase decision. The services, fixtures and appliances shown here are not tested and are provided as they are. All dimensions are approximate and are not guaranteed.



PEAR TREE HOUSE, 15D BEECH GROVE, CHEPSTOW, MONMOUTHSHIRE, NP16 5BD



£449,000

Sales: 01291 629292

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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 purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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 not 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 regulations or consent.

Pear Tree House comprises a beautifully presented detached bungalow situated within this sought after location. The property has been updated throughout to a particularly high standard with excellent quality fittings and finishes. Pear Tree House is accessed via a spacious reception hall leading to a light and airy kitchen/dining room, complete with modern units and a superb feature of partially vaulted ceiling with Velux rooflights, which leads to a generous utility room. From the hallway there is further access to a cosy living room, three double bedrooms and family bathroom. Outside the property benefits from off-road parking and single garage, with level and private garden to the rear.

Being situated in Chepstow a range of local facilities are close at hand to include primary and secondary schooling, pubs and restaurants, along with doctors surgeries and dentists. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

RECEPTION HALL

Double glazed front door with satin finish, leading to spacious reception hall. Spotlighting and solid wood flooring. Storage cupboard and loft access point with drop down ladder.

WC

Comprising a white suite to include low level WC, semi-pedestal wash hand basin with chrome mixer tap. Marble tiled flooring and spotlighting. Frosted uPVC double glazed window to front elevation.

KITCHEN/DINING ROOM

6.07m x 4.22m (19'11" x 13'10")

The kitchen area is appointed with a matching range of base and eye level storage units with engineered stone worktops. Fitted appliances include inset four ring gas hob with stainless steel extractor over, dishwasher, low-level fridge and eye level electric fan assisted double oven and grill. Also fitted with ceramic one and a half bowl sink with mixer tap. Marble tiled flooring and spotlighting which continues into dining area. Three Velux rooflights, uPVC double glazed window and French doors to rear elevation. Access to: -

UTILITY ROOM

Appointed with a matching range of base and eye level storage units with granite effect worktops. With space for washing machine, fridge/freezer and tumble dryer. Stainless steel one bowl and drainer sink unit with chrome mixer tap. Worcester Combi boiler housed in cupboard. Marble tiled flooring. uPVC double glazed window to rear elevation. Access to single garage.

LIVING ROOM

4.55m x 3.76m (14'11" x 12'4")

A light and airy reception room with uPVC double glazed window to front elevation. Feature wood burner inset into fireplace with wooden surround and marble stone hearth.

BEDROOM 1

4.22m x 3.00m minimum (13'10" x 9'10" minimum)

A generous double bedroom with recess for wardrobes. uPVC double glazed window to rear elevation overlooking the garden.

BEDROOM 2

3.58m x 2.72m (11'9" x 8'11")

A double bedroom with uPVC double glazed window to side elevation.

BEDROOM 3

4.72m x 2.72m (15'6" x 8'11")

A spacious double bedroom currently utilised as home office with a range of wardrobes. uPVC double glazed window to front elevation.

FAMILY BATHROOM

Comprising a modern four piece white suite to include low level WC, bath inset into tiled surround with chrome mixer tap, double shower cubicle with chrome mains shower over and wash hand basin with chrome mixer tap inset into vanity unit. Travertine tiled flooring and part tiled walls. Two frosted uPVC double glazed windows to side elevation. Spotlighting. Chrome heated towel rail. Underfloor heating.

OUTSIDE

The property is approached via tarmac driveway with off-road parking for three to four vehicles leading to single garage. With low maintenance front garden and with access to the rear gardens, which benefit from a level and private plot, predominantly laid to lawn with mature fruit trees.

SERVICES

All mains services connected to include mains gas central heating.

