



## DIRECTIONS

From our Chepstow office, proceed up Welsh Street, taking the third turning on your left into Mount Way, then left into The Mount, where you will see the electric entrance gates in front of you.

## SERVICES

Mains water, electricity and drainage. Electric central heating.  
Council Tax Band E

## MAINTENANCE AND SERVICE CHARGE

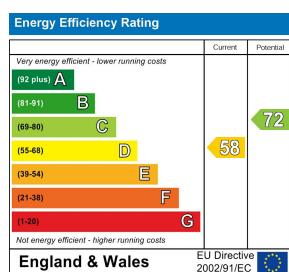
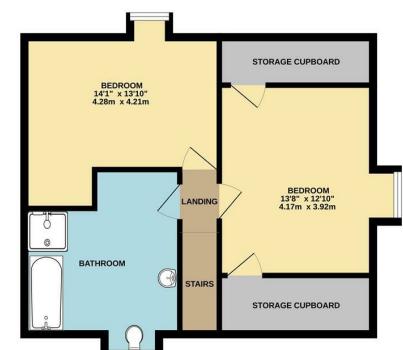
The ground rent/maintenance fee is in the region of £2,400.00 per annum.

## TENURE - LEASEHOLD - SHARE OF FREEHOLD

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

GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1190 sq.ft. (110.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions shown are not exact and have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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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 furnishings and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers to 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.



# 24, THE CARRIAGE HOUSE, THE MOUNT, MOUNT WAY, CHEPSTOW, MONMOUTHSHIRE, NP16 5UJ



£299,950

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

The Carriage House, comprises a stylish, well-appointed former show home, situated within this sought after development, located close to the heart of the historic town of Chepstow, with a local range of amenities. This gated community enjoys privacy and convenience, and also benefits from allocated parking. The property is being sold with the benefit of no onward chain.

Being the former show home, 24 The Carriage House was chosen by the developer as it enjoys one of the best locations within this development, offering outstanding views of both the Lower Wye Valley and across the historic town of Chepstow towards the Severn Estuary and beyond.

## GROUND FLOOR

### ENTRANCE HALL

With stairs to first floor. Window to front elevation. Airing cupboard

### LIVING ROOM

**4.72m x 3.96m (15'6" x 13')**

An attractive bright and airy main reception room with dual aspect windows with extensive views. Open plan to :-

### KITCHEN/BREAKFAST ROOM

**3.96m x 3.15m (13' x 10'4")**

Appointed with a good range of base and eye level storage units with ample work surfacing over. Inset one and a half bowl and drainer stainless steel sink unit. Fitted appliances include electric oven, four ring electric hob with extractor over, dishwasher and fridge/freezer. Tiled splashbacks and tiled flooring. Window to front elevation.

### BEDROOM 3/DINING ROOM

**2.95m x 2.31m (9'8" x 7'7")**

A flexible room with a variety of purposes. Window to rear elevation with attractive views.



## UTILITY ROOM

**3.20m x 3.10m??? (10'6" x 10'2"???)**

A spacious utility room with a range of storage units. Space for washing machine. Appointed with low level WC and wash hand basin. Ceramic tiled flooring. Window to front elevation.

## FIRST FLOOR STAIRS AND LANDING

### BEDROOM 1

**4.17m x 3.35m (13'8" x 11')**

With window to side elevation with commanding views. Two large walk-in storage areas.

### BEDROOM 2

**4.39m x 3.00m (14'5" x 9'10")**

Window to rear elevation with views towards the Lower Wye Valley.

### BATHROOM

Tastefully appointed with a four-piece suite offering step-in shower cubicle, panelled bath, low level WC and wash hand basin. Window to front elevation.

## OUTSIDE

### PARKING

The property benefits from an allocated parking space in the main courtyard of the development, as well as a separate visitor parking area.

### GARDENS AND GROUNDS

The duplex offers the use of the communal gardens which enjoy a lovely position with south westerly views towards Chepstow Castle and the town centre.

