



### DIRECTIONS

From our Chepstow office proceed up Moor Street turning left onto the A48. Continue over the Wye Bridge taking the right turning after the bridge into Sedbury. At the roundabout take the second exit and continue along this road. Pass the SPAR on your left, dropping down the hill where on the corner take the left hand driveway for the Belfry. Continue up the lane bearing left, follow the road to the parking area on the right where you will find the visitor's parking.

### SERVICES

Mains water, electricity and LPG gas. Private drainage.  
Council Tax Band B.  
One of the occupiers must be over 55.

### MAINTENANCE AND SERVICE CHARGE

Whilst the property is freehold, there is a Management Charge in place of £157.77 per quarter, this covers the upkeep of the communal areas and electricity in communal area as well as drainage. Any remaining monies are placed in a sinking fund and are used for any unexpected repairs that need to be made and agreed via the management committee. You are strongly recommended to have this verified via your legal advisors.

### TENURE - FREEHOLD

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



**20 THE BELFRY, SEDBURY, CHEPSTOW,  
GLOUCESTERSHIRE, NP16 7FD**



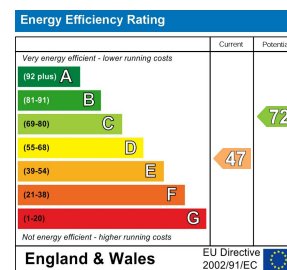
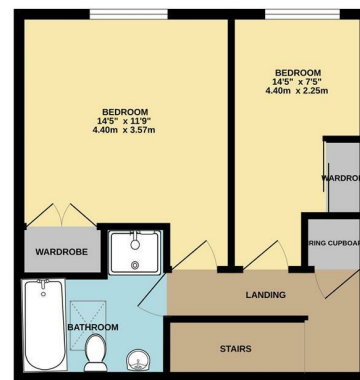
**£284,950**

Sales: 01291 629292  
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GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOP FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq ft. (71.2 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 services, systems and appliances shown have not been tested and no guarantee 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 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.



20 The Belfry comprises a terraced property situated in the development of The Belfry Estate, forming part of these exclusive and pristine dwellings where one member of the household is required to be 55 years or over. The property is positioned within a quiet location with the full benefit of the immaculate communal gardens to the front complete with water fountain and box hedging. To the rear the property benefits from a private garden overlooking countryside.

Internally, the property is very well presented throughout offering reception hall with access to kitchen, ground floor WC and living/dining room. To the first floor are two bedrooms and bathroom.

Being situated on the periphery of Sedbury, there are a range of local facilities to include local primary and secondary schools, shops and restaurant, as well as doctors surgery and chemist within walking distance. There are good bus, road and rail links with the A48, M4 and M48 motorway networks all within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

Half glazed frosted uPVC door to front elevation. Ceramic tiled flooring. Large sliding mirrored storage cupboard and understairs storage. Stairs to first floor.

### GROUND FLOOR WC

Appointed with a two-piece suite to include low level WC and wall mounted wash hand basin with chrome taps. Tiled splashback. Ceramic tiled flooring. Heated towel rail.

### KITCHEN

**4.4m x 2.2m (14'5" x 7'2")**

Appointed with a matching range of base and eye level storage units with granite effect work tops over. Inset one and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Fitted appliances include fridge/freezer, four ring gas hob and double oven below with stainless steel extractor over. Space for washing machine. Tiled splashbacks and ceramic tiled flooring. Window to rear elevation.

### SITTING ROOM

**4.3m x 3.5m (14'1" x 11'5")**

A bright and airy reception room with French doors to the rear garden. Feature fireplace. Wood effect flooring.

### FIRST FLOOR STAIRS AND LANDING

Loft access point. Storage cupboard.

### BEDROOM 1

**3.6m x 4.3m (11'9" x 14'1")**

A double bedroom with built-in wardrobe. Window to rear with views of the rear garden and open countryside.

### BEDROOM 2

**2.2m x 4.3m (7'2" x 14'1")**

A double bedroom with a range of built-in furniture. Window to rear with views of the rear garden and open countryside.

### BATHROOM

Appointed with a four-piece suite to include panelled bath with chrome taps, double shower unit with tiled surround, glass shower door and chrome shower attachment, low level WC and wash hand basin inset into vanity storage unit. Heated towel rail. Velux window.

### OUTSIDE

To the rear of the property is a patio area with steps leading to the upper terrace with raised flower borders. Mixture of stone chipped and patio areas. Fenced boundary with mature trees and shrubs. Two allocated parking spaces. Shed in nearby block.

### SERVICES

Mains water, electricity and LPG gas. Private drainage.

Council Tax Band B.

One of the occupiers must be over 55.

### MAINTENANCE & SERVICE CHARGE

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