



### DIRECTIONS

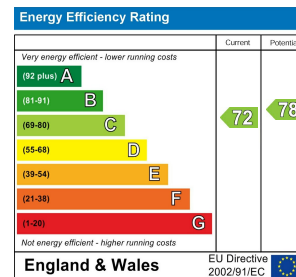
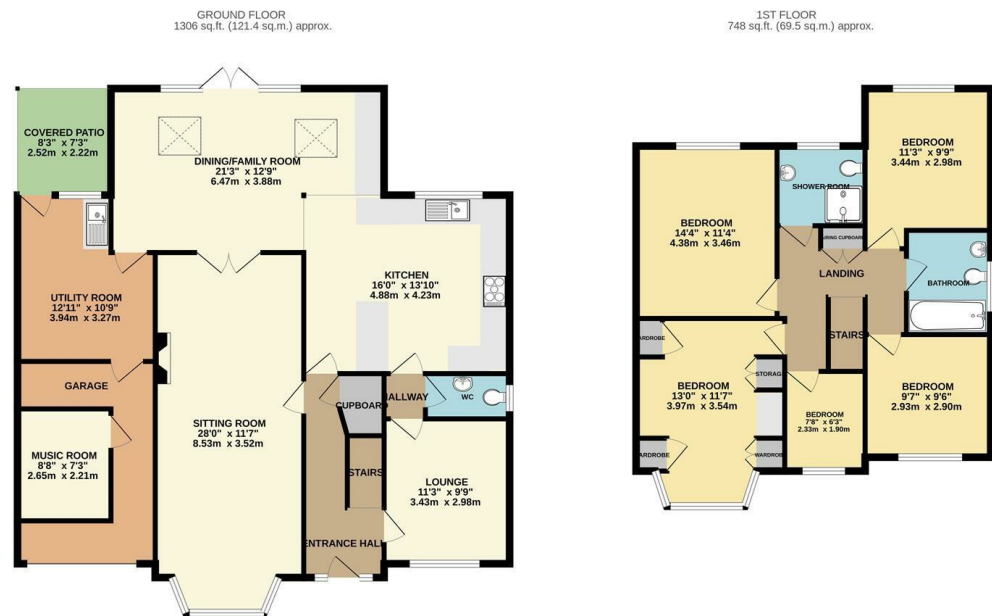
From Chepstow town centre proceed down Bridge Street towards the Old Wye bridge. After crossing the bridge proceed up the hill towards the mini roundabouts taking the third exit onto Beachley Road. Proceed down the hill going straight across the next mini roundabout, continue along this road where you will find the property on your left-hand side.

### SERVICES

All mains services are connected to include mains gas central heating. Council Tax Band E.

### TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 2054 sq.ft. (190.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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.



**TEVIOTDENE, BEACHLEY ROAD, TUTSHILL, CHEPSTOW, MONMOUTHSHIRE, NP16 7EG**



**£725,000**

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

Moon & Co. are delighted to offer to the market Teviotdene, an extended, detached, family home, offering spacious accommodation and located in the popular village of Tutshill. The property comprises to the ground floor, reception hall giving access to the sitting room, lounge, updated kitchen, dining/family room, utility room and ground floor WC. Stairs from the reception hall give access to the first floor split-level landing leading to the five bedrooms, family bathroom and shower room. Outside the property benefits from block paved driveway to the front with ample parking for several vehicles, and a single garage. To the rear a generous garden predominately laid to lawn.

Being situated in Tutshill a wide range of amenities are close at hand to include, primary and secondary schools, as well as St. Johns On The Hill private school, there is well renowned local butcher and local shop, as well as the popular Café On The Hill café/bar, with a further range of facilities in nearby Chepstow, including Marks & Spencer's and Tesco Supermarkets along with an array of pubs and restaurants. There are bus and rail links plus the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol within commuting distance.

## GROUND FLOOR

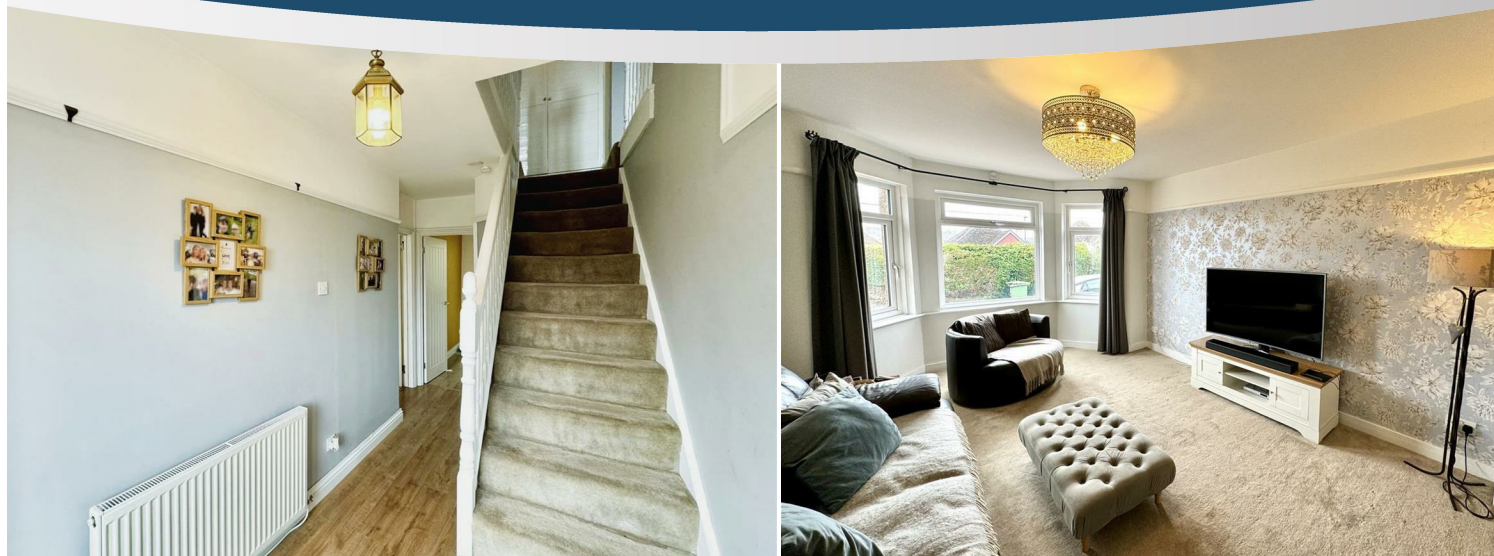
### RECEPTION HALL

Spacious and welcoming entrance hall with half glazed frosted composite door to front. Stairs to first floor and understairs storage cupboard.

### SITTING ROOM

**8.53m x 3.53m (28'0" x 11'7")**

Lovely and spacious room with bay window to front elevation. Feature wood burner.



## OUTSIDE

To the front block paved driveway with parking for several vehicles.

## GARAGE

Remote control electric roller door, power and light. Currently being used as a soundproof music room (vendors will be removing it).

## GARDENS

To the rear the property benefits from a level lawn with mature trees and patio area, perfect for entertaining.

## SERVICES

All mains services are connected to include mains gas central heating.



**BEDROOM 3****3.43m x 2.97m (11'3" x 9'9")**

A double bedroom with window to rear elevation.

**BEDROOM 4****2.92m x 2.90m (9'7" x 9'6")**

A double bedroom with window to front elevation.

**BEDROOM 5****2.34m x 1.91m (7'8" x 6'3")**

Currently being used as the home office. Window to front elevation.

**FAMILY BATHROOM**

Appointed with a three piece suite to include panelled bath with brass taps, low level WC and pedestal wash hand basin with brass taps. Fully tiled walls and tiled flooring. Frosted window to the side elevation.

**SHOWER ROOM**

Comprising a three piece suite to include corner shower unit, low level WC and pedestal wash hand basin with chrome taps. Tiled floor and part tiled walls. Frosted window to rear elevation.

**LOUNGE****3.43m x 2.97m (11'3" x 9'9")**

With uPVC window to front elevation.

**REAR HALLWAY****GROUND FLOOR WC**

Frosted window to side elevation. Wall mounted wash hand basin with chrome taps and low level WC. Cupboard housing boiler.

**KITCHEN/DINING/FAMILY ROOM****KITCHEN AREA****4.88m x 4.22m (16'0" x 13'10")**

Appointed with a matching range of base and eye level storage units with ample work surfacing over and peninsular also offering a breakfast bar. Stainless steel one bowl and drainer sink unit with mixer tap. Range cooker (availability to be discussed with the vendors) with extractor over. Built-in full length fridge and dishwasher. Window to rear garden. Open to: -



**DINING/FAMILY AREA**

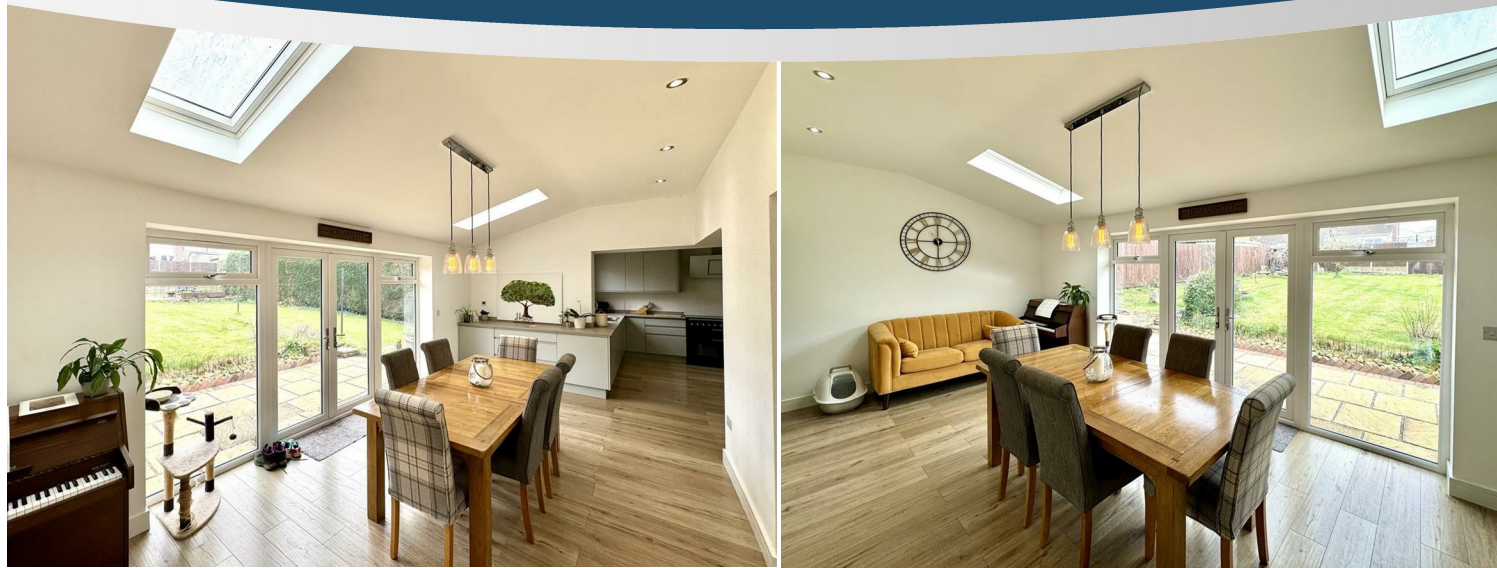
**6.48m x 3.89m (21'3" x 12'9")**

A recent addition to the property which created a sociable family space with uPVC French doors and windows to rear elevation, as well as Velux rooflights.

**UTILITY ROOM**

**3.94m x 3.28m (12'11" x 10'9")**

Appointed with a range of base level cupboards with space for washing machine, tumble dryer, under counter fridge and upright freezer. Stainless steel one bowl and drainer sink unit with mixer tap. Door and window leading to rear garden. Door to storage room and courtesy door to garage.



**FIRST FLOOR STAIRS AND LANDING**

Loft access point to boarded loft with pull-out ladder. Storage cupboard.

**BEDROOM 1**

**3.96m x 3.53m (13'0" x 11'7")**

Spacious and light double bedroom with bay window benefitting from views towards Chepstow town centre and the River Wye. Range of built-in furniture.

**BEDROOM 2**

**4.37m x 3.45m (14'4" x 11'4")**

A double bedroom with window to rear elevation.

