



DIRECTIONS

From Chepstow proceed up the High Street through the town arch continuing up Moor Street turning right onto the A48. At the roundabout take the fourth exit continuing up towards Chepstow Hospital. At the traffic lights turn right, at the roundabout take the second left and then first left into Tempest Drive. Follow the road around to the left where following the numbering 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.

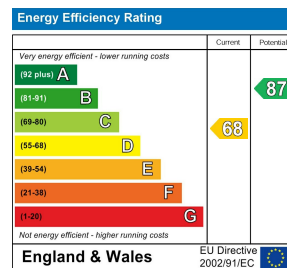
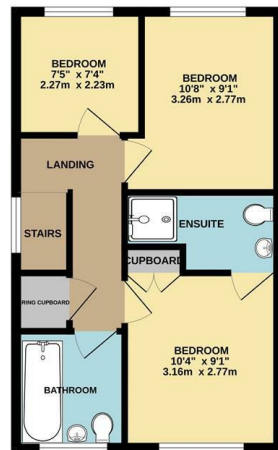
TENURE - FREEHOLD

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



GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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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**14 TEMPEST DRIVE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5AY**



£345,000

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.

Offered to the market with the benefit of no onward chain, 14 Tempest Drive comprises an end-terrace, three-bedroom property situated in a desirable and quiet residential location on the outskirts of Chepstow town centre. Affording well-planned living accommodation to include entrance hall, WC/ cloakroom, kitchen/breakfast room and a lounge/diner to the ground floor with three bedrooms, one of which en-suite and a family bathroom to the first floor. Further benefits include driveway/parking to the front, single garage and a private and low-maintenance rear garden. The property would ideally suit a variety of markets to include professional couples, families or the retired market seeking a manageable property within a convenient town location.

Situated a short distance from Chepstow Hospital and Doctors Surgeries, the market town of Chepstow is also a short distance away with its attendant range of facilities along with junior and comprehensive schools nearby. The A48, M48, M4 and M5 motorway networks as well as bus and rail links bring Newport, Cardiff, Bristol, Cheltenham and Gloucester within commuting distance.

GROUND FLOOR

ENTRANCE HALL

Door to front elevation. Staircase leading to first floor.

CLOAKROOM/WC

Appointed with a low level WC and wall-mounted wash hand basin with tiled splash back. Small frosted window to front elevation.

KITCHEN/BREAKFAST ROOM

3.63m x 2.77m (11'11" x 9'1")

Appointed with a matching range of fitted wall and base level units with laminate worktop and tiled splashbacks. Inset one bowl and drainer ceramic sink unit. Four ring gas hob with extractor hood over and electric oven/ grill below. Space for undercounter fridge/freezer and washing machine. Window to front elevation overlooking garden and green beyond.

LOUNGE/DINER

5.03m x 4.24m (16'6" x 13'11")

A generous reception room benefitting from useful understairs storage cupboard. Feature fireplace with marble hearth. Window and French doors leading out to the rear garden.

FIRST FLOOR STAIRS AND LANDING

Loft access point and useful airing cupboard housing water tank. Window to side elevation.

BEDROOM 1

3.15m x 2.77m (10'4" x 9'1")

A double bedroom with window to the front elevation enjoying far-reaching views across town and towards the Severn Estuary. Built-in wardrobes and access to:

EN-SUITE

Comprising a three piece suite to include low level WC, pedestal wash hand basin with tiled splashbacks and walk-in shower cubicle with mains fed shower unit and tiled surround.

BEDROOM 2

3.25m x 2.77m (10'8" x 9'1")

A double bedroom with a window to the rear elevation.

BEDROOM 3

2.26m x 2.24m (7'5" x 7'4")

A versatile single bedroom which could be an ideal study. Window to rear elevation.

FAMILY BATHROOM

Comprising a three piece suite to include panelled bath with mains fed shower attachment, low level WC and wash hand basin both set into vanity unit. Heated towel rail. Tiled floor and part-tiled walls. Aqua board to area around bath/shower. Frosted window to front elevation.

OUTSIDE

The front comprises an off-street parking space for one vehicle, small garden area with pathway to front door and a range of shrubs and plants. A manual up and over door leads into the single garage (23'5" x 9'1") which has a door leading out to the rear garden. The rear garden is private and of low maintenance, comprising a paved patio area leading to level lawn with step down to further level lawn and second paved patio area. There are a range of mature plants and shrubs and the garden is fully enclosed by brick wall and timber fencing.

SERVICES

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

