



### DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the 4th exit towards Monmouth. Take the second left after the traffic lights, continue without deviation along this road and drop down into Woolpitch Wood where you will find number 21 on your left hand side in a small court yard.

### SERVICES

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

Council Tax Band D

### MAINTENANCE AND SERVICE CHARGE

976 years remaining on lease. Maintenance £700.00 per annum. Ground Rent £50.00 per annum. Management Company - First Port

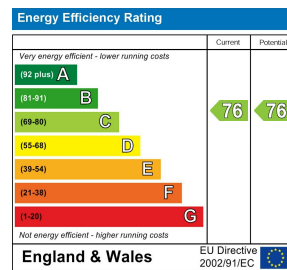
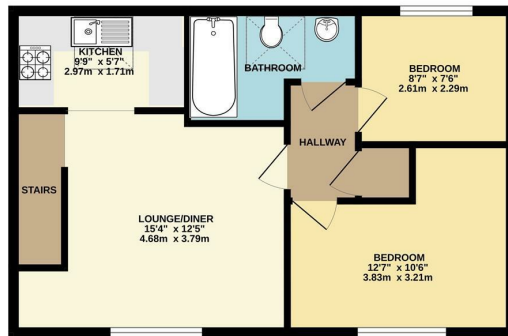
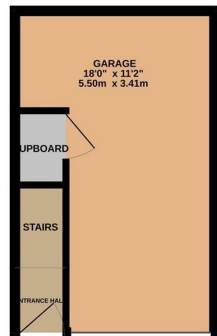
### TENURE - LEASEHOLD

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



GROUND FLOOR ENTRANCE  
202 sq.ft. (18.9 sq.m.) approx.

1ST FLOOR  
504 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.

While 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. Made with Metrepro C2024.



# 21 WOOLPITCH WOOD, CHEPSTOW, MONMOUTHSHIRE, NP16 6DR



## £215,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

**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.



21 Woolpitch Wood comprises a well-appointed Coach House located in this popular residential area. The property comprises a living/dining room, kitchen, two bedrooms and family bathroom. Outside is an integral one car garage and a parking space in front.

Woolpitch Wood development is located in a convenient position close to Chepstow's town centre with a range of local facilities to include local primary and secondary schools, doctor and dental surgeries, shops and pubs. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

With door to front elevation. Stairs to first floor.

### LIVING/DINING ROOM

**5.05m x 3.84m maximum (16'6" x 12'7" maximum)**

With windows to front and side elevations. Feature fireplace with inset electric fire. Open to :-

### KITCHEN

**3.00m x 1.88m (9'10" x 6'2")**

With a range of built-in base and eye level storage units and built-in appliances to include 4 ring gas hob with extractor over, fridge/freezer and electric oven. Space for washing machine. Inset one bowl and drainer sink unit. Velux roof light.

### INNER HALLWAY

Airing cupboard.

### BEDROOM 1

**3.58m x 3.18m maximum (11'8" x 10'5" maximum)**

A double bedroom with window to front elevation.

### BEDROOM 2

**2.62m x 2.24m (8'7" x 7'4")**

A single bedroom with window to rear elevation.

### BATHROOM

Appointed with a three-piece suite comprising panelled bath with shower over and glass shower screen, low level WC and wash hand basin. Velux roof light.

### OUTSIDE

### GARAGE AND PARKING

An integral garage with up and over door. Parking for one vehicle in front.

### SERVICES

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

### AGENTS NOTES

Investment purchasers only as property is being sold with a tenant in situ.

