



DIRECTIONS

From our Chepstow office proceed over the new Wye Bridge, turning right and then at the mini roundabout take the last exit heading up Beachley Road and then at the next mini roundabout bear right into Sedbury Lane, continue along Sedbury Lane where you will turn right into Castle View, follow the road round to the right where you will find number 8.

SERVICES

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

Council Tax Band C

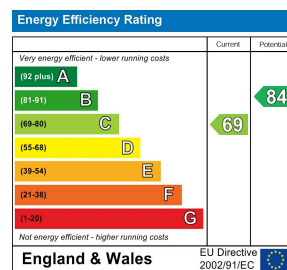
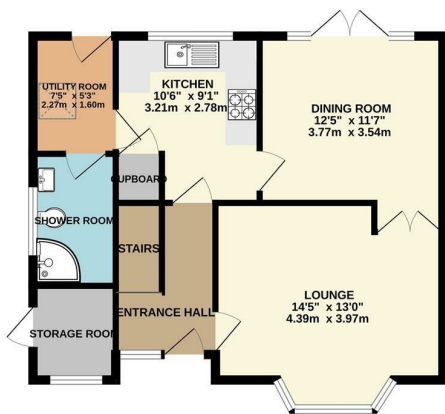
TENURE - FREEHOLD

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



GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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.
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8 CASTLE VIEW, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7EA

3 2 2 C

£369,950

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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.

8 Castle View comprises a well-appointed property dating from the 1960's and offering the space and large garden houses of that era enjoyed but with a tasteful and thorough upgrade to provide contemporary and attractive accommodation. Briefly offering entrance hall with living room enjoying bay window to the front, good sized dining room with French doors to the rear sun terrace, with well appointed kitchen, as well as utility room and ground floor shower room. To the first floor, the house offers three good sized bedrooms, along with modern bathroom.

Castle View is located in a popular residential area close to the centre of Tutshill with local village facilities, as well as excellent and well-respected primary school. Also close by is Chepstow's town centre.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation and stairs to first floor.

LIVING ROOM

4.39m x 3.99m (14'5" x 13'1")

With bay window to front elevation with plantation shutters. Attractive feature exposed fireplace. Double doors to :-

DINING ROOM

3.56m x 3.20m (11'8" x 10'6")

With French doors to rear garden. Exposed wood flooring.

KITCHEN

3.20m x 2.74m (10'6" x 9')

Tastefully appointed with a contemporary range of base and eye level storage units with ample work surfacing over. Integrated microwave and electric oven with four ring ceramic hob. Inset single drainer sink unit. Tiled splashbacks. Integrated dishwasher. Useful pantry. Window to rear elevation.

UTILITY ROOM

With space for washing machine and tumble dryer. Door to garden.

GROUND FLOOR SHOWER ROOM

Well-appointed with a modern three-piece suite comprising corner shower, low level WC and wash hand basin. Fully tiled walls and flooring. Velux roof light.

FIRST FLOOR STAIRS AND LANDING

A spacious landing with window to side elevation. Loft access point.

BEDROOM 1

3.76m x 3.40m (12'4" x 11'2")

With window to front elevation. Airing cupboard and built-in wardrobe.

BEDROOM 2

4.32m x 2.74m (14'2" x 9')

With window to rear elevation. Built-in wardrobe.

BEDROOM 3

2.74m x 2.49m (9' x 8'2")

With window to front elevation.

BATHROOM

Appointed with panelled bath with shower over and shower screen, low level WC and wash hand basin. Extensive wall tiling. Window to rear elevation.

OUTSIDE

GARDENS

To the front with brick paviour driveway offering ample parking for two vehicles. To the rear a most attractive and generously sized rear garden with attractive good quality terracing, leading to a pleasant lawned area with mature trees, shrubs and flowering plants.

SERVICES

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

