



DIRECTIONS

From Chepstow town centre proceed to the A48 and main St. Lawrence roundabout taking the fourth exit towards Monmouth. Pass through the first set of the traffic lights, drop down the hill, then take the next left. Follow this road into Woolpitch Wood down the hill, taking the right hand turning past the small park area. Following the numbering you will find No 42 on the left-hand side.

SERVICES

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

Council Tax Band D

MAINTENANCE AND SERVICE CHARGE

Maintenance charge - £570.00 per annum

Ground rent - £50.00 per annum

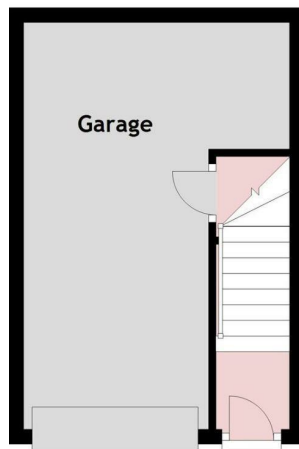
Management Company - First Port

TENURE - LEASEHOLD

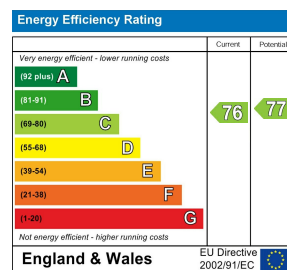
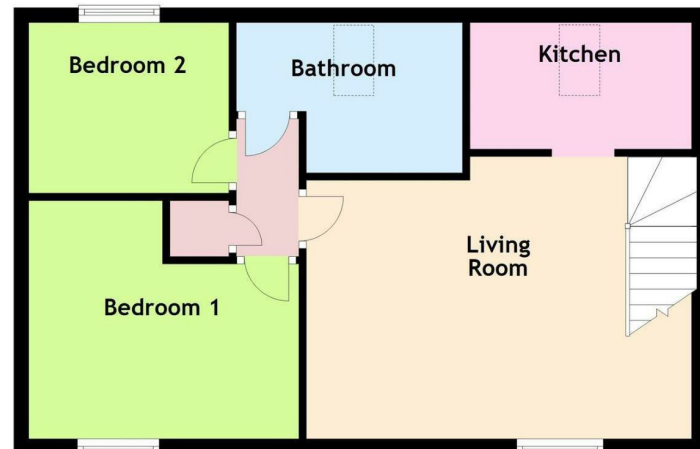
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**42 WOOLPITCH WOOD, CHEPSTOW,
MONMOUTHSHIRE, NP16 6DW**



£229,950

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.

Offered to the market with the benefit of no onward chain, Moon and Co are delighted to offer 42 Woolpitch Wood to the market, an immaculate two-bedroom Coach House located within this sought-after development. The property briefly comprises living/dining room, kitchen, two bedrooms and family bathroom. Outside is an integral one car garage with 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 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 with ample work surfacing over. 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. Part tiled walls. Velux roof light.

INNER HALL

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. Part tiled walls. Velux roof light.

OUTSIDE

GARAGE

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.

