



### DIRECTIONS

From our Chepstow office proceed through the archway onto Moor Street, turning left onto A48. Proceed along this road without deviation, passing Tesco on your right hand side and across the River Wye bridge. Carry on along this road, taking first turning left into Tutshill and then first right into the Manor Chase development where you will find the property straight ahead at the T junction.

### SERVICES

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

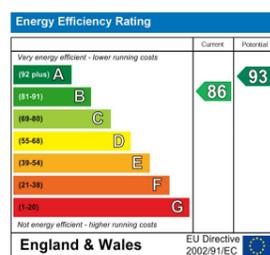
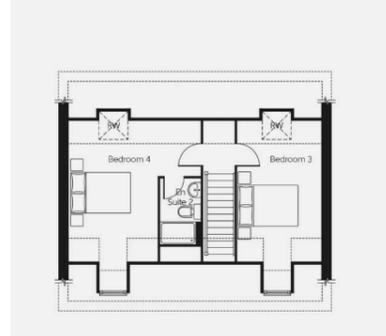
Council Tax Band F.

### MAINTENANCE AND SERVICE CHARGE

£236.30 per year, First Port management company.

### TENURE - FREEHOLD

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



## 6 ASH CRESCENT, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7FL

5 3 3 B

£645,000

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.

Moon and Co. are delighted to offer to the market 6 Ash Crescent, Tutshill situated within the popular Manor Chase development. The property is a beautifully presented detached family home, comprising to the ground floor; living room, formal dining room, spacious kitchen/breakfast/family room, and ground floor WC. To the first floor, a principal suite with dressing area and en-suite shower room, a further double bedroom, study (which could be utilised as bedroom five if required) and family bathroom. To the second floor are bedrooms three and four, both spacious double bedrooms with one of them benefitting from an en-suite shower room. Outside the current owners have created a pretty and private rear garden with patio and entertaining area. To the front the property has a private block paved driveway with parking for several vehicles and a double garage. Being situated in Tutshill a wide range of facilities are close at hand to include primary and secondary schools, local shop, butchers and café, with a further range of facilities in nearby Chepstow. There are good bus road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

**ENTRANCE HALL**

Spacious reception hall with composite door to front elevation. Wood effect flooring. Stairs off.

**GROUND FLOOR WC**

Pedestal wash hand basin with chrome mixer tap with tiled splash back and low-level WC.

**SITTING ROOM**

**4.29m x 3.51m (14'1" x 11'6")**

With bay window to front elevation. Media wall with shelving and inset feature electric fireplace.

**DINING ROOM**

**5.16m x 2.77m (16'11" x 9'1")**

With bay window to front elevation.

**OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM**

**KITCHEN/BREAKFAST AREA**

**4.88m x 4m (16'0" x 13'1")**

Appointed with a matching range of base and eye level storage units with ample work surfacing over, central island with breakfast bar. Built-in appliances include dishwasher, washing machine, eye level double oven and fridge/freezer. Inset four ring gas hob with stainless steel extractor fan over. Stainless steel one and a half bowl and drainer sink unit with chrome mixer tap. Subway style tiled splashbacks. French doors to rear garden.

**FAMILY AREA**

**3.51m x 2.87m (11'6" x 9'5")**

Patio doors to rear garden.

**FIRST FLOOR STAIRS AND LANDING**

Spacious galleried landing with window to front elevation.

**MAIN BEDROOM SUITE**

**3.66m x 3.48m (12'0" x 11'5")**

With window to front elevation and benefitting from dressing area with mirrored fronted wardrobes.

**EN-SUITE SHOWER ROOM**

Appointed with a three piece suite to include pedestal wash hand basin with chrome tap, low level WC and double shower unit with glass sliding door, rainfall overhead shower and chrome hand-held shower attachments. Part-tiled walls. Chrome heated towel rail. Frosted window to rear elevation

**FAMILY BATHROOM**

Comprising a four piece suite to include double shower unit with chrome rainfall shower head and hand-held shower attachment, low level WC, pedestal wash hand basin with mixer tap and panelled bath with mixer taps. Part-tiled walls. Chrome heated towel rail. Frosted window to rear elevation.

**BEDROOM 2**

**4.95m x 2.77m (16'3" x 9'1")**

A double bedroom with window to front elevation.

**BEDROOM 5/STUDY**

**2.84m x 2.31m (9'4" x 7'7")**

Currently used as an office but could be utilised as a single bedroom if required. Window to rear elevation.

**SECOND FLOOR STAIRS AND LANDING**

**BEDROOM 3**

**4.72m x 2.84m (15'6" x 9'4")**

A double bedroom with Velux rooflight to rear and window to front elevations. Access to: -

**EN-SUITE SHOWER ROOM**

Appointed with a three-piece suite to include low level WC, pedestal wash hand basin with chrome mixer tap and double shower unit with chrome rainfall shower head and hand-held shower attachment. Chrome heated towel rail.

**BEDROOM 4**

**4.72m x 3.00m (15'6" x 9'10")**

A double bedroom with Velux rooflight to rear and window to front elevations. Loft access point.

**OUTSIDE**

**GARDENS**

To the front block paved driveway offering parking for a number of vehicles and giving access to a double garage. Level lawn with mature hedging and steps leading up to the front door. To the rear is a spacious patio area with covered pergola perfect for entertainment. Raised flower beds and level lawn with a good range of mature trees.

**DOUBLE GARAGE**

With up and over doors, power and light. Pedestrian door to rear garden.

**SERVICES**

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

