



## DIRECTIONS

**DIRECTIONS** From our Chepstow office 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 toward the Hospital. Proceed along this road where at the traffic lights turn right again towards the hospital where at the roundabout take the right hand turn and then immediate left into Tempest Drive. Proceed into Tempest Drive taking the first right hand turn where following the numbering you will find the property on your right hand side.

## SERVICES

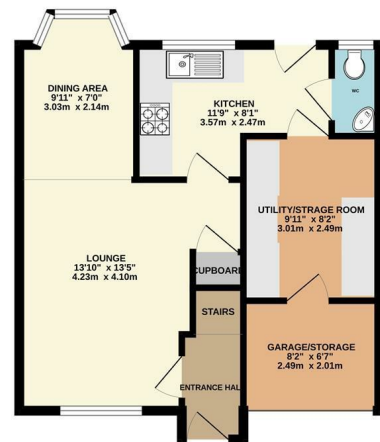
All mains services are connected to include mains gas central heating.  
Council Tax Band E

## TENURE - FREEHOLD

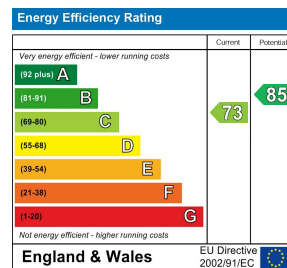
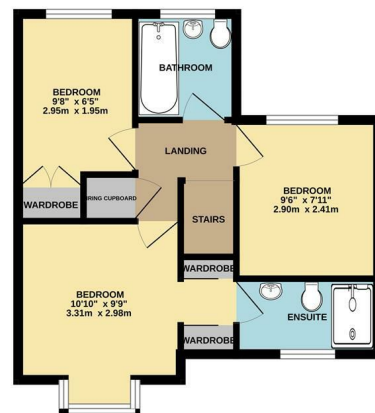
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**5 TEMPEST DRIVE, CHEPSTOW, MONMOUTHSHIRE,  
NP16 5AY**



**£315,000**

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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.



5 Tempest Drive comprises of a spacious end terrace property situated within this popular residential area. Briefly comprising of reception hall giving access to living/dining room which in turn leads to kitchen with utility and ground floor WC off. Accessed from utility room is storage area previously forming part of the garage. To the first floor are three bedrooms (one with en-suite) as well as family bathroom. Outside the property benefits from off road parking to the front and enclosed level rear gardens.

Being situated in Chepstow a number of facilities are close at hand to include local primary and secondary schools, doctors, dentists, pubs and restaurants. 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

### RECEPTION HALL

With composite double glazed front door.

### LIVING ROOM

**4.39m x 2.97m minimum (14'5 x 9'9 minimum )**

uPVC double glazed window to front elevation. Open plan to dining room via archway. Under stairs storage and access to kitchen.

### DINING ROOM

**2.36m x 2.26m excluding bay (7'9 x 7'5 excluding bay)**

uPVC double glazed bay window to rear elevation.

### KITCHEN

**3.56m x 2.41m maximum l-shape (11'8 x 7'11 maximum l-shape)**

Appointed with a matching range of base and eye level storage units with granite effect worktops over. Inset 4 ring gas hob with extractor over and electric fan assisted oven below, as well as space for low level fridge and dishwasher. Inset one bowl and drainer sink with chrome mixer tap. Ceramic tiled splashbacks and vinyl flooring. uPVC double glazed door and window to rear elevation. Access to utility room and WC. Loft access point.

### GROUND FLOOR WC

Comprising a white suite to include low level WC with corner wash hand basin with chrome taps. Frosted uPVC double glazed window to rear. Vinyl flooring.

### UTILITY ROOM

**3.02m x 2.46m (9'11 x 8'1 )**

Formally part of integral single garage. Benefiting from fitted shelving and wood effect worktops with space and plumbing for washing machine and space for fridge/freezer. Laminate flooring. Access to storage area.

### FIRST FLOOR STAIRS AND LANDING

Loft access point. Airing cupboard.

### BEDROOM 1

**3.30m x 2.97m (10'10 x 9'9 )**

uPVC double glazed bay window to front elevation. Two double mirror fitted wardrobes in recess. Door to :-

### EN-SUITE

Comprising of a white suite to include low level WC. Pedestal wash hand basin with chrome taps and shower cubicle with mains fed shower over. Part tiled walls. Vinyl flooring. Frosted uPVC double glazed window to front elevation.

### BEDROOM 2

**2.90m x 2.41m (9'6 x 7'11 )**

uPVC double glazed window to rear elevation.

### BEDROOM 3

**2.95m x 1.93m (9'8 x 6'4 )**

uPVC double glazed window to rear. Double fitted wardrobes.

### FAMILY BATHROOM

Comprising a white suite to include low level WC. Pedestal wash hand basin with chrome taps. Panelled bath with chrome mixer tap with shower attachment. Part tiled walls and vinyl flooring. Frosted uPVC double glazed window to rear elevation.

### OUTSIDE

To the front the property is approached via tarmac driveway with pathway to front entrance door and lawned front garden. The rear gardens benefit from paved seating area and level lawns with well stocked beds and borders bounded by timber fencing.

### SERVICES

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

