



DIRECTIONS

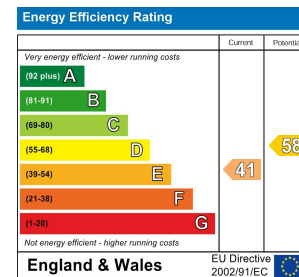
From our Chepstow office, head up Moor Street turning right onto the A48, follow this road to the roundabout taking the second turning onto the link road towards the M48 Severn Bridge. At the next roundabout take the second exit onto the Severn Bridge, taking the first exit off heading to the A403. At the roundabout take the third exit onto the A403. Take the first turning left into Aust, continuing down the hill where you will find the property on the left just after the turning for Orchard Drive.

SERVICES

LPG heating, all other mains services are connected.
Council Tax Band E

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 2327 sq.ft. (216.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their availability or efficiency under the terms of the plan.



**OLD GATES, ORCHARD DRIVE, AUST, BRISTOL,
SOUTH GLOUCESTERSHIRE, BS35 4BB**



£650,000

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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.

Moon & Co. are delighted to offer to the market Old Gates, Aust, situated within this peaceful village location with views over the surrounding countryside. The property briefly comprises internally a reception hall with access to the living and dining room, as well as access to an updated kitchen which leads to a utility room and ground floor WC. To the first floor are four bedrooms and updated family bathroom. Outside the property benefits from a particularly private position and corner plot, with low maintenance front gardens, predominately laid to stone, with rear gardens offering a superb entertaining space with paved seating areas, decking and a garden room/summer house.

Being situated in Aust, local facilities include a superb pub a short walk away as well as a wide range of facilities in nearby Bristol and being a short drive to the historic town of Chepstow. There are good bus, road and rail links with the M48, M4 and M5 bringing Bristol centre, Newport and Cardiff all within commuting distance.

OUTSIDE

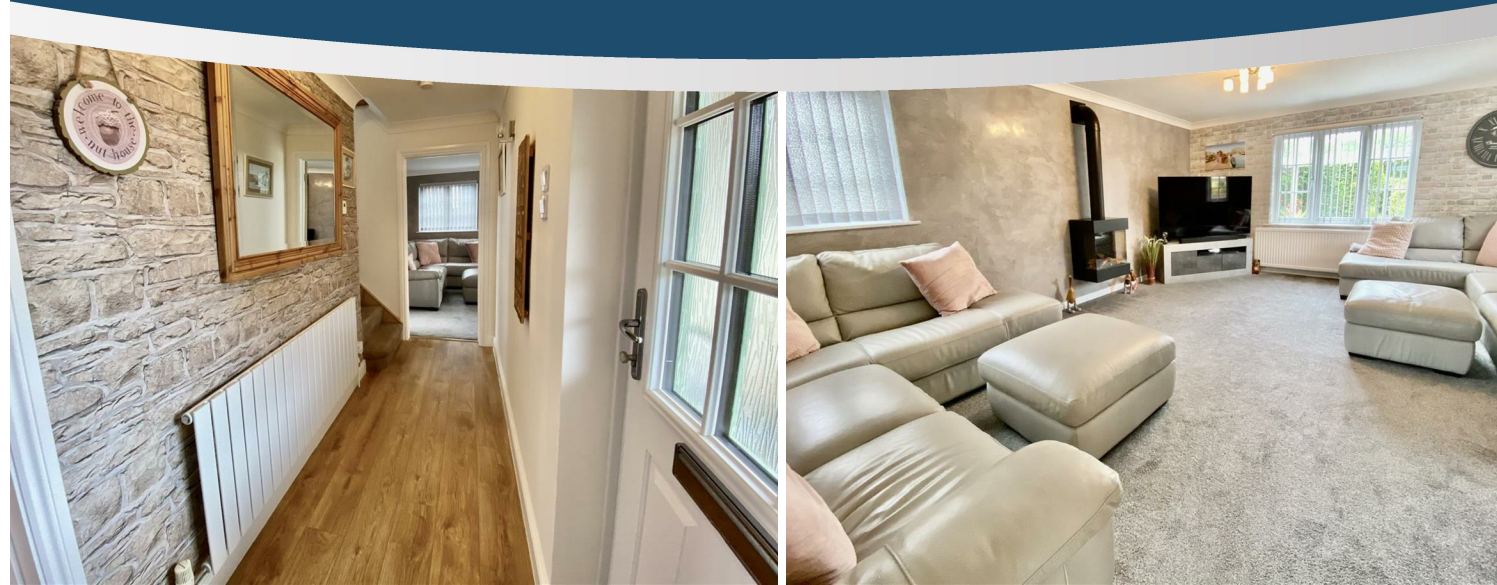
GARDENS

To the front the property is approached by pedestrian gated access with low maintenance front gardens, predominantly laid to decorative stone and gravel, with paved seating area and glazed covered pergola, as well as well stocked beds and borders and bounded in part by hedging. Side access leads to the rear garden, which benefits from being professionally landscaped and offers a paved seating area with covered glass pergola, as well as additional paved seating area, raised decking, low maintenance artificial lawn and a superb entertaining space with a summer house style cabin, which could be utilised as office space/gym or entertainment area with canter lever covered roof area and double gated access to the rear.

SUMMERHOUSE/HOME OFFICE

5.99m x 4.16m excluding open canter lever area (19'7" x 13'7" excluding open canter lever area)

This superb addition to the garden offers a variety of potential uses, currently being utilised as gym/entertainment area, complete with a range of fitted handle less units with wood effect work tops. Spotlighting. Laminate flooring. Bi-fold doors facing out to the garden. Window to side elevation. This space could also be utilised as a superb home office or children's entertainment area. The canter lever roof area benefits from roller blinds to the side. Spotlighting and power, with the hot spring salt water hot tub available by separate negotiation, and with a useful store shed to the rear with composite stable door.



BEDROOM 3

2.98m x 2.62m (9'9" x 8'7")

Currently utilised as office space with uPVC double glazed window to rear elevation.

BEDROOM 4

2.62m x 1.98m (8'7" x 6'5")

A single bedroom currently utilised as a dressing room for the principal bedroom with uPVC double glazed window to side elevation.

FAMILY BATHROOM

This beautifully updated family bathroom comprises a four-piece suite to include low level WC with concealed cistern, wash hand basin with chrome mixer tap inset into wall mounted vanity unit, panelled bath with chrome mixer tap and walk-in shower cubicle with mains fed shower over. Chrome heated towel rail. Fully tiled walls and flooring. Spotlighting. uPVC double glazed window to rear elevation.



GROUND FLOOR

RECEPTION HALL

With composite double glazed front door. Laminate flooring and stairs to first floor.

LIVING ROOM

5.55m x 3.47m (18'2" x 11'4")

A spacious reception room with uPVC double glazed windows to front and side elevations. Feature wall mounted gas fire. Tadelakt Terrazzo polished plaster wall. Access to :-

DINING ROOM

3.49m x 2.98m minimum (11'5" x 9'9" minimum)

A pleasant reception room ideal for entertaining with bi-fold doors providing access to the rear garden.



KITCHEN

3.94m x 3.2m (12'11" x 10'5")

A beautifully updated kitchen, appointed with a matching range of base and eye level handle less storage units with granite worktops and inset one and a half bowl stainless steel sink with chrome mixer tap. Integrated appliances include larder style fridge/freezer, dishwasher, Rangemaster induction range cooker with extractor over. Spot lighting. Granite splashbacks. Laminate flooring. uPVC double glazed window to the rear elevation.

UTILITY ROOM

Appointed with a matching range of base and eye level storage units with wood effect worktops and one bowl and drainer stainless steel sink unit with chrome mixer tap. Laminate flooring. uPVC double glazed window to side elevation. Stable door to the rear garden.

GROUND FLOOR WC

Comprising a two-piece white suite to include low level WC and wash hand basin with chrome mixer tap inset into vanity unit with wood block work top. Laminate flooring. Spot lighting. Two uPVC double glazed windows to the front elevation.



FIRST FLOOR STAIRS AND LANDING

With modern oak and glass balustrade. uPVC double glazed window to the rear elevation. Airing cupboard. Loft access point.

BEDROOM 1

4.45m x 3.5m (14'7" x 11'5")

A spacious double bedroom with uPVC double glazed windows to front and side elevations. Range of fitted bedroom furniture.

BEDROOM 2

4.47m x 2.98m (14'7" x 9'9")

A generous double bedroom with uPVC double glazed windows to front and side elevations. Range of sliding door fitted wardrobes.

