



DIRECTIONS

From our Chepstow office, proceed up the High Street through the arch into Moor Street, turning left onto the A48. Proceeding down the hill through the traffic lights, over the bridge, take the right turn signposted Sedbury. At this roundabout, take the 3rd exit onto Wyebank Road. Continue down the road, taking the right turn into Wyebank Way. Proceed down here, turning left where the property will be found on the right hand side.

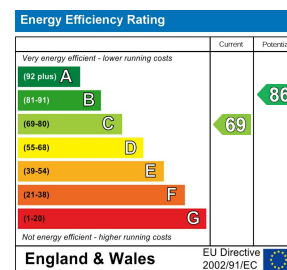
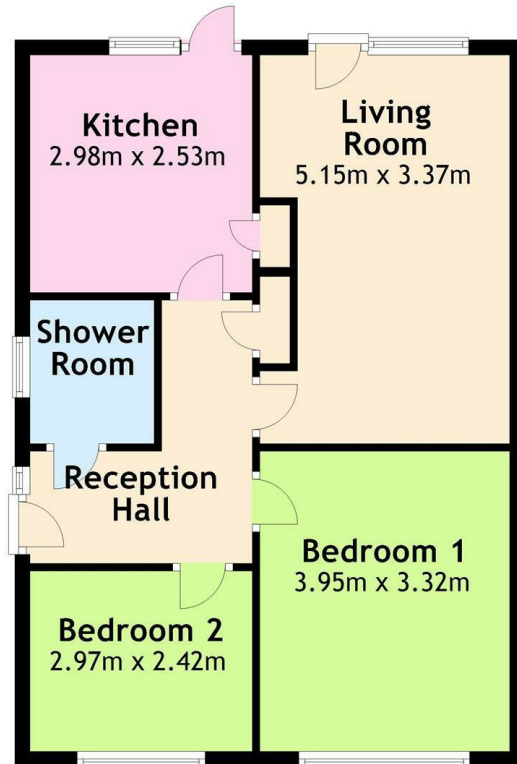
SERVICES

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

Council Tax Band B.

TENURE - FREEHOLD

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



**12 WYEBANK WAY, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7DN**



£290,000

**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.

The property comprises a beautifully presented semi-detached bungalow in a most sought after location. Benefits include uPVC double glazing throughout and gas combination boiler supplying domestic hot water and central heating situated in the loft area. There is also oak architraving and skirting boards throughout, lovely modern white high gloss kitchen and superb shower room. Loose stone chip gardens to the front elevation for ease of maintenance, block paved driveway and car port to the front and side of the property and a spacious paved patio area to the rear with stunning views across open fields towards the Severn Bridge and beyond.

The property is situated within this popular residential area, with local amenities at Sedbury as well as Chepstow with its more attendant range of facilities. You will find bus and rail links here, the A48, M48, M4 and M5 motorway network bringing both Cardiff and Bristol within commuting distance.

RECEPTION HALL

Obscure uPVC double glazed and panelled door with complementary side screen to side elevation. Loft access point with drop down ladder, power and lighting, housing the gas combination boiler. Doors off.

KITCHEN

2.97m x 2.51m (9'9 x 8'3)

Appointed with a matching range of white high gloss base and eye level storage units with granite effect worksurfaces over. One and a half bowl and drainer sink unit with mixer tap. Five ring gas hob with extractor over. Built-in eye level oven. Plumbing and space for washing machine and dishwasher. Tiled walls and flooring. uPVC double glazed window and uPVC panelled door to rear elevation with views over open countryside and toward the Severn Estuary.

LIVING ROOM

5.16m x 3.30m maximum to recess (16'11 x 10'10 maximum to recess)

Attractive oak surround with wrought iron multi-fuel wood burner inset, marble hearth. uPVC double glazed door and full height double glazed window to rear with attractive views.

BEDROOM 1

3.96m x 3.33m (13' x 10'11)

A double bedroom with uPVC double glazed window to front elevation. Built-in wardrobe with sliding doors.

BEDROOM 2

2.97m x 2.41m (9'9 x 7'11)

A double bedroom with a range of built-in furniture. uPVC double glazed window to front elevation.

SHOWER ROOM

Appointed with a three piece suite to include low level WC, wash hand basin with chrome mixer tap set over vanity storage unit with drawers and corner step-in shower cubicle with fixed rainwater shower-head and separate shower attachment. Storage cupboard and drawers. Fully tiled walls and floor. Frosted uPVC double glazed window to side elevation.

OUTSIDE

Block paved driveway and car port with parking for two vehicles.

GARDENS

To the front is a loose stone chip area for ease of maintenance. To the rear is a full width sun terrace with wrought iron balustrade and pergola, offering views towards the Severn Estuary. With steps leading down to low maintenance garden laid to slabs with flower beds. Wood store to remain and under-terrace storage area. Fence to boundary.

SERVICES

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

