



DIRECTIONS

From our Chepstow office proceed up Moor Street turning left onto the A48. Continue along this road and over the Wye bridge, taking the first right signposted Sedbury. At the roundabout take the fourth exit and then first right into The Martins where following the numbering, you will find the property your left-hand side.

SERVICES

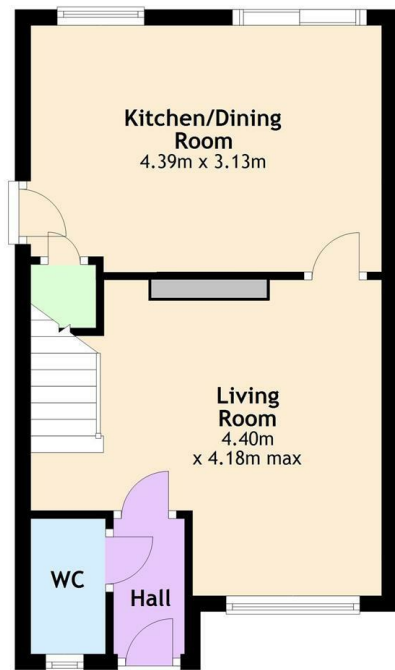
All mains services are connected to include mains gas central heating.
Council Tax Band C.

TENURE - FREEHOLD

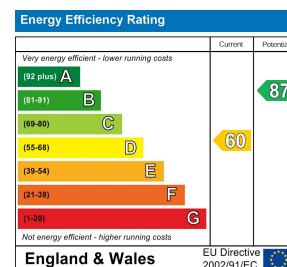
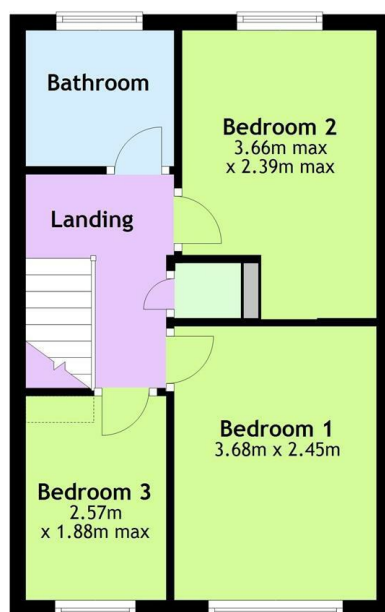
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**5 THE MARTINS, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7DP**



£289,995

**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 The Martins comprises a three bedroom semi-detached property, located within this popular cul-de-sac in Tutshill. The property briefly offers to the ground floor: entrance hall, sitting room, kitchen/diner and WC with three bedrooms and family bathroom to the first floor. Outside the property benefits from a private driveway leading to the single garage, and also benefits from private rear gardens.

Being situated in Tutshill, a range of local facilities are close at hand to include primary and secondary schools, shops, chemist and doctor’s surgery all within walking distance, with a further range of amenities in nearby Chepstow. There are good bus, rail and road links with A48, M48 and M4 motorway network bringing Bristol, Cardiff and Newport, all within commuting distance.

GROUND FLOOR

ENTRANCE HALL

Door to front elevation. Ceramic tiled floor.

GROUND FLOOR WC

Comprising a low level WC and wall mounted wash hand basin with chrome taps and tiled splashback. uPVC frosted window to front elevation.

SITTING ROOM

4.40m x 4.18m (14'5" x 13'8")

uPVC window to front elevation. Feature brick fireplace with electric fire. Stairs to first floor.

KITCHEN/DINING ROOM

4.39m x 3.13m (14'4" x 10'3")

Appointed with a matching range of base and eye level storage units with granite effect worktops and tiled splashbacks. Four ring gas hob with extractor over and oven below. One bowl and drainer stainless steel sink unit with chrome mixer tap. Ceramic tiled flooring. Understairs storage cupboard. uPVC window and sliding uPVC patio doors to rear garden as well as a half glazed, frosted uPVC door to side elevation.

FIRST FLOOR STAIRS AND LANDING

Window to side elevation. Loft access point and airing cupboard.

BEDROOM 1

2.45m x 3.65m (8'0" x 11'11")

Spacious double bedroom with uPVC window to front elevation.

BEDROOM 2

3.66m x 2.39m (12'0" x 7'10")

A double bedroom with window to rear elevation.

BEDROOM 3/NURSERY

1.88m x 2.57m (6'2" x 8'5")

With window to front elevation.

BATHROOM

Comprising a three-piece suite to include low level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome taps and electric shower over as well as glass shower screen. Part-tiled walls and ceramic tiled floor. Frosted window to rear elevation.

OUTSIDE

GARDENS

To the front is a small lawned area with hedge and private driveway offering parking for two vehicles. To the rear is a private garden with patio area and level lawn.

GARAGE

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

SERVICES

All main services are connected to include gas central heating.

