



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 Wyebank Road, taking the right turn into Wyebank Way where, following the numbering, you will find the property.

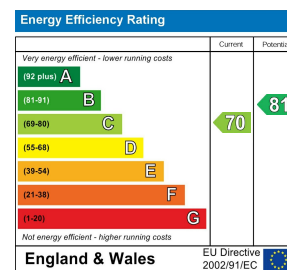
SERVICES

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

TENURE - FREEHOLD

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

53 Wyebank Way, Tutshill, Chepstow, NP16 7DN



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

3 2 2 C

£385,000

**Sales: 01291 629292
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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 furnishings 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 offers to the market a detached bungalow situated at the end of this peaceful cul-de-sac. The property has been extended and offers reception hall with access to two bedrooms, living/dining room and kitchen. From the inner hallway is further access to the principal bedroom, shower room and family room which in turn provides access to the family bathroom and conservatory. Outside the property is positioned within a sizeable plot with off road parking to the front and private rear gardens with views towards the Severn Estuary.

Being situated in Tutshill a range of facilities are close at hand to include primary and secondary schools, doctors and local shop, with a further abundance of amenities in nearby Chepstow. There are good bus, road and rail links with the M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

RECEPTION HALL

uPVC double glazed frosted front door open to living dining area.

LIVING/DINING AREA

2.94m x 5.60m (9'7" x 18'4")

Open plan space with walkway leading from reception hall fitted with engineered wood flooring, feature electric fireplace and uPVC double glazed window to front elevation. Access to inner hallway.

BEDROOM 3

2.58m x 3.30m (8'5" x 10'9")

With uPVC double glazed window to front elevation and laminate flooring.

BEDROOM 2/STUDY

3.55m x 2.60m (11'7" x 8'6")

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

KITCHEN

2.95m x 3.70m (9'8" x 12'1")

Appointed with a matching range of base and eye level storage units with granite effect worktops. Fitted with appliances to include fridge/freezer, dishwasher and integrated washing machine with freestanding Rangemaster oven with extractor over. Also fitted with travertine splashbacks and slate tiled flooring. With uPVC double glazed window to front and side elevations.

INNER HALLWAY

Storage cupboard, loft access point and engineered wood flooring.

BEDROOM 1

2.94m x 4.55m (9'7" x 14'11")

A generous double bedroom with a range of fitted wardrobes. uPVC double glazed window to rear elevation.

SHOWER ROOM

Comprising a modern white suite to include low-level WC and wash hand basin with modern chrome mixer tap both inset into vanity unit, corner shower cubicle with chrome mains fed shower over with Deluge style head and separate handheld attachment. Chrome heated towel rail. Tiled walls and vinyl flooring.

PLAY ROOM/FAMILY ROOM

2.95m x 2.45m (9'8" x 8'0")

With laminate flooring and sliding uPVC double glazed door leading to garden room.

FAMILY BATHROOM

Comprising a modern white suite to include low-level WC, pedestal wash hand basin with chrome taps, panelled bath with chrome taps and shower attachment. Chrome heated towel rail. Ceramic tiled walls and flooring and frosted uPVC double glazed window to rear elevation.

CONSERVATORY/GARDEN ROOM

3.10m x 4.92m (10'2" x 16'1")

uPVC double glazed French doors to rear garden.

OUTSIDE

To the front the property benefits from brick paviour driveway and lawned front garden. The rear gardens offer paved seating area and are laid to outdoor mat tiles with steps leading to lawns.

OUTBUILDING/WORKSHOP

2.65m x 5.30m (8'8" x 17'4")

Forming part of the original garage this useful storage space is utilized as a workshop with power and light, door to rear garden.

SERVICES

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

