



DIRECTIONS

Proceed over the new Wye Bridge, taking the first turning right signposted Sedbury. At the roundabout, take the third exit into Wyebank Road, continue along this road taking the second left into Wyebank Place bearing right, where you will find the property on your left.

SERVICES

All mains services are connected to include gas central heating.

Council Tax Band D.

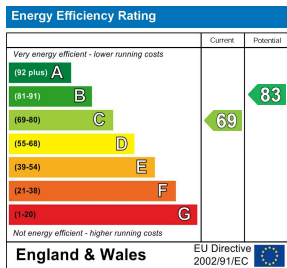
TENURE - FREEHOLD

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

GROUND FLOOR
1492 sq.ft. (138.6 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq. ft. (138.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of floor, wall, ceiling, etc. are only given as an approximate guide and responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The various options and specifications shown here are not intended and no guarantee, as to their availability or efficiency can be given.
Moon & Co. (2022)



7 WYEBANK PLACE, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7EU

3 1 2 C

£339,950

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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.

Offered to the market with the benefit of no onward chain this detached bungalow briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room, three good size bedrooms and four piece bathroom. Outside the property benefits from off road parking for a number of vehicles, car port, garage, mature gardens to the front and level private gardens to the rear.

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

ENTRANCE HALL

uPVC door with frosted side panel to front elevation.

LOUNGE

5.26m x 3.99m (17'3" x 13'1")

A very generously proportioned front reception room enjoying two windows overlooking the front gardens and open views beyond. Feature marble fireplace with inset gas fire.

INNER HALL

Built-in storage cupboard providing ample rail and shelving storage.

BEDROOM 1

3.68m x 3.53m (12'1" x 11'7")

A generous double bedroom with window to rear elevation enjoying views over the gardens. Range of fitted wardrobes.

BEDROOM 2

3.63m x 2.51m (11'11" x 8'3")

A double bedroom with window to side elevation. Fitted shelving. Large airing cupboard housing the Baxi combination boiler and fitted shelving. Pedestal wash hand basin with tiled splashback.

BEDROOM 3

3.10m x 2.39m (10'2" x 7'10")

A further bedroom with window to side elevation, currently utilised as a study, which would be perfect for the everyday home worker.

BATHROOM

Comprising a neutral four-piece suite to include corner shower cubicle with electric Mira shower unit and tiled surround, panelled bath with tiled surround, low level WC and wash hand basin inset to vanity unit with tiled splashback. Two frosted windows to side elevation. Tiled flooring. Loft access point. Built-in linen cupboard with fitted shelving.

DINING ROOM

4.09m x 3.53m (13'5" x 11'7")

A second formal reception space used as formal dining area with window to side elevation. Feature alcove shelving. Open archway leads to :-

KITCHEN/BREAKFAST ROOM

4.32m x 3.20m (14'2" x 10'6")

Appointed with an extensive range of base and eye level wooden storage units with ample laminate work surfacing over and tiled splashbacks. Inset one and a half bowl and drainer sink unit. Integrated appliances to include eye level electric oven and separate grill, four ring gas hob with extractor hood over. Space for washing machine, tumble dryer and full height fridge/freezer. Space for a breakfast table and chairs. Enjoying a double aspect with window to the rear elevation overlooking the garden and French doors leading out to the decking area.

OUTSIDE

GARDENS

Front garden area is of low maintenance, mainly laid to stones with a range of plants, shrubs and hedgerow to all sides. The property affords an elevated position with far reaching views across Chepstow and towards the Castle. The rear garden is of a generous size with a sizeable decking area perfect for dining, entertaining and relaxing, whilst enjoying views over the private gardens. The decking leads

to a paved patio area which in turn leads up to a level area laid to lawn bordered by an attractive range of mature plants, shrubs and trees. Useful shed for storage. Rear garden is fully enclosed by timber fencing to all sides. To one corner of the boundary there is a further low maintenance area laid to stones with a range of attractive plants. Gated pedestrian access leads to one side of the property where there is a useful storage area.

GARAGE

To the front of the property is a private block paved driveway with an undercover car port and parking for a number of vehicles which leads to the detached single car garage with up and over door.

SERVICES

All mains services are connected to include gas central heating.

AGENTS NOTE

Please note that the property is of steel-frame construction.

