



## DIRECTIONS

From our Chepstow office proceed to the Racecourse roundabout taking the Monmouth Road. Continue through the village of Itton continuing to the village of Devauden, passing the village green on your right. Take the next left into Wesley Way leading to Wesley Gardens where following the numbering you will find No. 12 on your left hand side.

## SERVICES

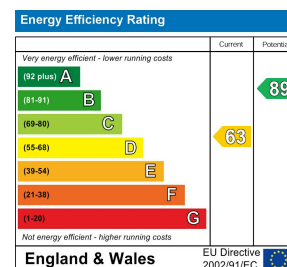
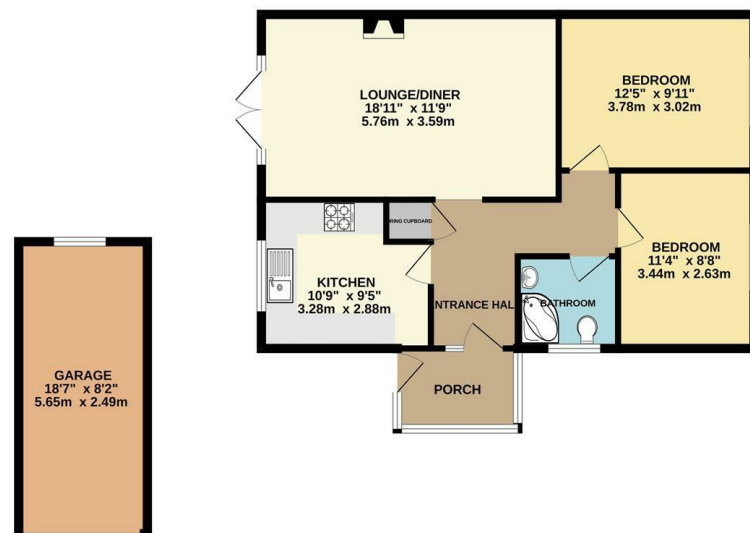
Mains water, electricity and drainage. Electric storage heating. Wood burner in the lounge.  
Council Tax Band D.

## TENURE - FREEHOLD

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



GROUND FLOOR  
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any mis-orientation or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan Creator

**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.



**12 WESLEY GARDENS, DEVAUDEN, CHEPSTOW,  
MONMOUTHSHIRE, NP16 6PZ**



**£274,950**

**Sales: 01291 629292  
E: sales@thinkmoon.co.uk**



Occupying a pleasant and deceptively spacious corner position, within this quiet residential cul-de-sac setting, affording a fantastic, elevated setting offering panoramic views over surrounding countryside and enjoying this desirable village location, this semi-detached bungalow will no doubt suit a variety of markets and must be viewed to be fully appreciated. The well-planned and practical living accommodation briefly comprises entrance porch, reception hall, kitchen, lounge, two double bedrooms and family bathroom. The property further benefits from a single garage, driveway, offering parking for one vehicle and generous gardens to front and side.

**ENTRANCE PORCH**

Door to front and window to side elevations. Door to: -

**ENTRANCE HALL**

Providing access to all rooms. Built-in storage cupboard and loft access point.

**LOUNGE**

**5.77m x 3.58m (18'11" x 11'9")**

A generous reception room with window to side elevation and French doors to garden. Feature free-standing wood burner with attractive stone surround and slate hearth.

**KITCHEN**

**3.28m x 2.87m (10'9" x 9'5")**

Appointed with a range of newly fitted base and eye level storage units with ample slate effect laminate worktops. One bowl and drainer stainless steel sink unit with mixer tap. Free standing range cooker. Space for fridge freezer and washing machine. Window to side elevation overlooking the private garden.

**BEDROOM 1**

**3.78m' x 3.02m (12'5' x 9'11")**

A generous double bedroom with window to side elevation, overlooking the garden.

**BEDROOM 2**

**3.45m x 2.64m (11'4" x 8'8")**

A double bedroom with window to side elevation.

**BATHROOM**

Appointed with a three-piece suite to include pedestal wash hand basin, low level WC and corner bath with wall mounted electric shower unit. Fully tiled walls. Frosted window to front elevation.

**GARDENS**

To the front is a private driveway offering parking for one vehicle in front of the garage. Gated access leads to one part of the extensive gardens which is level and mainly laid to lawn, fully enclosed by brick wall and timber fencing and bordered by a range of attractive plants and shrubs with fantastic views. Useful detached storage unit. Paved patio area and steps lead up to a further area laid to stones fully enclosed by conifer to the front boundary and timber fencing. To the front and side there is a further lawned area, bordered by a range of trees, shrubs and plants and fully enclosed by a level block wall and hedgerow.

**GARAGE**

**5.66m x 2.49m (18'7" x 8'2")**

With manual up and over door and courtesy door to the side.

**SERVICES**

Mains water, electricity and drainage. Electric storage heating. Wood burner in the lounge.

