



## DIRECTIONS

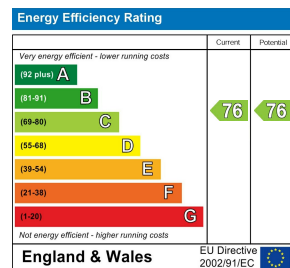
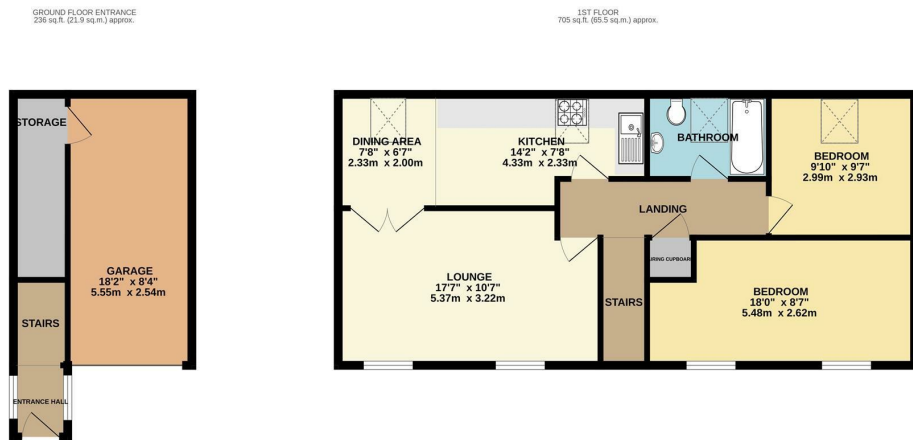
From our Chepstow office proceed down the High Street onto the one way system proceeding over the old Wye Bridge. Proceed up the hill passing over the two mini roundabouts. Proceed along this road taking the last right hand turn into Bigstone Meadow before heading back on to the A48. Proceed into Bigstone Meadow where, as you follow the road around, you will see a green area on your left hand side. Turn right opposite this into a small cul-de-sac where the property is situated on your left hand side.

## SERVICES

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

## TENURE - FREEHOLD

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



# 42 BIGSTONE MEADOW, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7JU



£249,950

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 a benefit of no onward chain, this immaculately presented coach house enjoys a generous private garden, driveway/parking for up to three vehicles, a single garage and very well-planned living accommodation, that will no doubt suite a variety of markets.

The living accommodation briefly comprises entrance hall, stairs to landing area, very well-proportioned lounge, open plan kitchen/dining room, two double bedrooms and a bathroom.

The property is situated in a very private and quiet cul-de-sac setting within this popular residential development in the desirable village of Tutshill, with local convenience store, butchers, café and local school, whilst retaining excellent access to the motorway network for the commuter.

**ENTRANCE HALL**

With door to front elevation and two windows to side. Stairs to: -

**FIRST FLOOR LANDING**

Providing access to all rooms. Fitted storage cupboard. Loft access point to partially boarded loft, providing storage facilities.

**LOUNGE**

**5.37m x 3.22m (17'7" x 10'6")**

A very well-proportioned reception room with two windows to front elevation. Double doors lead to: -

**OPEN PLAN KITCHEN/DINER**

**DINING AREA**

**2.33m x 2.00m (7'7" x 6'6")**

Dining area comprising a further reception area with plenty of space for dining with Velux window providing lots of natural light

**KITCHEN AREA**

**4.33m x 2.33m (14'2" x 7'7")**

Kitchen area comprises an extensive range of base and eye level wooden units with wood effect laminate worktop and tiles splashback. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Integrated appliances to include four ring gas hob with concealed extractor over and oven below, under counter fridge and washing machine. Wall-mounted Worcester-Bosch gas combination boiler. Velux roof light.

**BEDROOM 1**

**5.48m x 2.62m (17'11" x 8'7")**

A very generous double bedroom enjoying two windows to front elevation. Space for fitted wardrobe.

**BEDROOM 2**

**2.99m x 2.93m (9'9" x 9'7")**

A double bedroom with Velux rooflight.

**BATHROOM**

Comprising a modern suite to include a panelled bath with mains fed shower unit over, glass shower screen and tiled surround, low level WC and pedestal wash hand basin with taps. Heated towel rail. Part-tiled walls. Velux rooflight.

**OUTSIDE**

With off-street block paved parking area for two vehicles, which leads to an extensive private garden mainly laid to lawn with block paved area, a range of plants and shrubs. Mainly enclosed by timber fencing.

**GARAGE**

With manual up and over door, with power and light. Parking for one vehicle in front.

**SERVICES**

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

