



DIRECTIONS

From our Chepstow Office proceed up the High Street and turn left on to the A48. Proceed along this road over the bridge taking the right hand turning toward Sedbury. At the roundabout take the first exit, continue along this road towards Beachley, proceed past the Spa shop on your left hand side dropping down the hill and turning right, as you rise up the hill again shortly after there is a lane on your left hand side, proceed along this lane, where you will find the property on the left hand side.

SERVICES

Private drainage system shared with 5 other houses in the terrace. All other services are connected.

Council Tax Band B.

TENURE - FREEHOLD

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



6 BUTTINGTON TERRACE, BEACHLEY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7HD

4 2 3 C

£525,000

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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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishing.

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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Moon and Co. are delighted to offer to the market 6 Buttington Terrace, Beachley. The property offers character and style in abundance as well as being updated for modern living. The property has recently benefited from a thorough renovation with new insulation, double glazing windows and an integrated 'Heatmiser' central heating and hot water system. To the ground floor the property is approached via an entrance porch leading to reception hall with access to three generous reception rooms, two of which benefiting from superb feature fireplaces. From the living area is access to inner hallway which leads to utility room, ground floor WC and kitchen/breakfast room complete with vaulted ceiling. To the first floor are four sizeable bedrooms as well as family bathroom and separate shower room. Outside the property benefits from gravel off road parking area with additional parking also with the gardens offering a superb and large space to enjoy, being predominantly laid to lawn, paved seating area and summer house, bounded in part by timber fencing and with a range of mature trees and shrubs.

Being situated in Beachley a range of local facilities are close at hand in near Sedbury and Chepstow to include primary and secondary schools, shops, pubs and restaurants as well as Doctors and Dental surgeries. There are good bus, rail and road links with A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within easy commuting distance.

GROUND FLOOR

ENTRANCE PORCH

With timber glazed doorway and windows, marble tiled flooring, access to reception hall.



OUTSIDE

To the front, the property is accessed via a communal road, owned by the property, leading to gravelled parking area and with additional parking on the other side of the road also, for around six vehicles. The front gardens are laid to lawn with well stocked borders of lavender and agapanthus as well as boxed hedging with gated access leading to the rear garden. The gardens are a particular feature of this property with generous lawned area as well as a paved seating area bound in part by fencing and with a range of mature trees. These effectively screen the property giving a sense of real privacy. There is also a summer house with porch covered entrance, as well as a generous separate shed and a storage area, all in all creating a superb space to enjoy within this private and secluded position.

SERVICES

Private drainage system shared with 5 other houses in the terrace. All other services are connected.



FAMILY BATHROOM

Comprising a three piece white suite to include low level WC, wash hand basin with chrome mixer tap inset into vanity unit and enamelled bath with chrome mixer tap, deluge head shower and separate hand held attachment with glass shower screen, chrome heated towel rail. With part marble tiled walls and marble tiled flooring. Wooden double glazed window to rear elevation and spot lighting.

SHOWER ROOM

Comprising a two piece white suite to include double shower cubicle with deluge head shower over and glass shower screen along with wash hand basin with chrome mixer tap inset into vanity unit. Part marble tiled walls and marble tiled flooring, chrome heated towel rail, spot lighting and wooden double glazed window to rear elevation.



RECEPTION HALL

With oak flooring and oak tread stairs leading to the first floor.

FAMILY ROOM/STUDY

11'10" x 10'6"

A sizeable reception room with double glazed wooden window to front elevation. Feature fireplace with slate hearth and wooden surround. Oak flooring.

LIVING ROOM

20'6" x 13'7"

A bright and airy dual aspect room with wooden double glazed windows to front and side elevations as well as French doors leading to rear garden, complete with oak flooring. Feature fireplace with slate hearth and wooden surround. Giving access to inner hallway and sitting room.

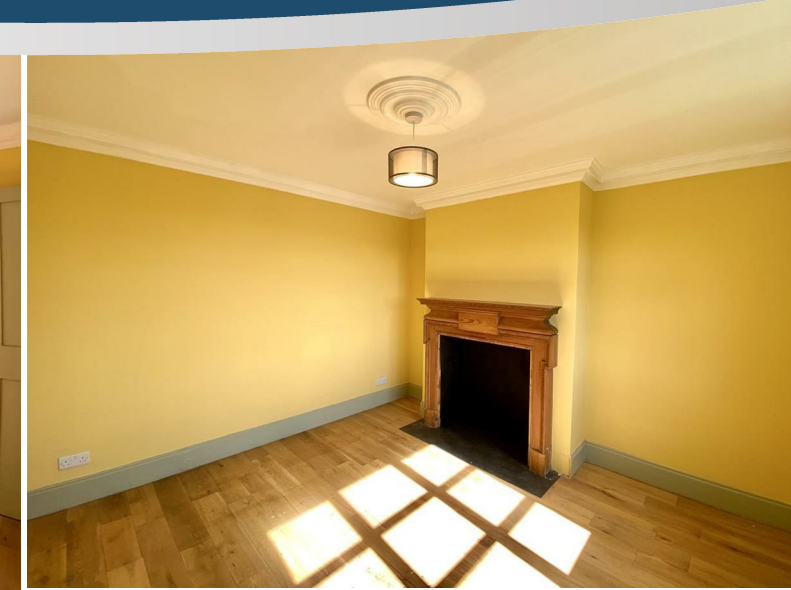
SITTING ROOM

15'3" x 9'11"

Useful additional reception room with oak flooring and wooden double glazed window to rear elevation.

INNER HALL

With tiled flooring and under floor heating, with access to utility room, kitchen and WC.



UTILITY ROOM

Offering space and plumbing for washing machine and tumble dryer, with Belfast sink and chrome mixer tap set within slate worktops. Also fitted with wall mounted Worcester boiler and tank system. Also benefiting from storage as well as wooden double glazed windows to rear and side, as well as door to side and tiled flooring with under floor heating continued.

WC

Comprising a two piece white suite to include low level WC with gravity fed style system, pedestal wash hand basin with chrome mixer tap. Tiled flooring with under floor heating and frosted wooden double glazed window to rear elevation.

KITCHEN/BREAKFAST ROOM

22'3" x 12'4" maximum

Light and airy 'L' shape Kitchen/Breakfast room situated in the extended part of the property. The kitchen area itself is appointed with a matching range of oak base and eye level storage units with solid slate worktops and splash backs. A range of fitted appliances include integrated larder style fridge/freezer, dishwasher and extractor. Space for Range cooker. The kitchen area is also fitted with dual Belfast sink with chrome mixer tap. Velux roof lights, windows to rear and side elevation as well as French doors leading to the rear garden. Tiled flooring with under floor heating.



FIRST FLOOR STAIRS AND LANDING

With loft access point, access to bedrooms, bathroom and shower room.

BEDROOM ONE

11'11" x 11'11"

A sizeable double bedroom with an extensive range of fitted wardrobes and storage cupboards, along with oak flooring and wooden double glazed window to front elevation capitalising on the superb views of the surrounding countryside, River Severn and the historic Severn Bridge.

BEDROOM TWO

13'6" x 9'1"

A double dual aspect room with oak flooring continued and wooden double glazed windows to front and side elevations, again capitalising on the superb river views.

BEDROOM THREE

11'2" x 8'8"

A double dual aspect room with wooden double glazed windows to rear and side elevations overlooking the garden, oak flooring.

BEDROOM FOUR

9'10" x 7'5" minimum

With wooden double glazed window to rear elevation and oak flooring.

