



DIRECTIONS

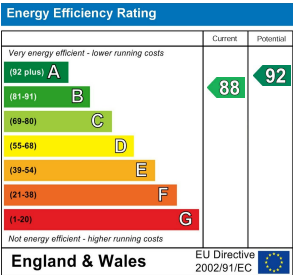
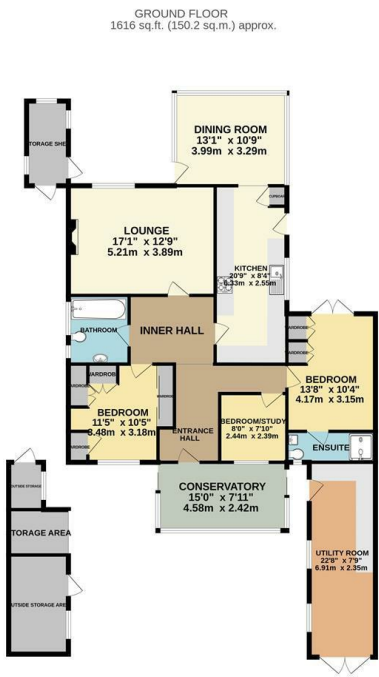
From our Chepstow office, proceed up the High Street through the arch into Moor Street, turning left onto the A48. Proceed down the hill through the traffic lights, over the bridge and take the right turn signposted Sedbury. At this roundabout, take the 3rd exit onto Wyebank Road, continue down Wyebank 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 mains gas central heating.
The property benefits solar panels which are owned.
Council Tax Band C.

TENURE - FREEHOLD

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



8 WYEBANK WAY, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7DN

3 2 2 B

OFFERS IN THE REGION OF £360,000

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 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.

Occupying a pleasant corner position within a desirable residential location on the outskirts of Chepstow town, this deceptively spacious single storey bungalow affords deceptively spacious living accommodation to suit a variety of markets.

The layout briefly comprises entrance hall, conservatory, lounge, kitchen/breakfast room, dining room, three bedrooms, including principal with en-suite and family bathroom. Further benefits include private driveway/parking, single garage/utility area and beautifully landscaped low maintenance gardens to both the front and rear. A real selling point of this property is its quiet, yet accessible location as well as uninterrupted views to the rear over the River Wye and back towards Chepstow, making this a delightful position for a variety of buyers. We strongly advise an internal viewing to appreciate what this property has to offer.

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.

SINGLE GARAGE

Benefits side door to garden. Comprises a range of fitted base and eye level units. Laminate Worktop. Inset sink with drainer and plumbing for washing machine, providing ideal utility space. At the far end of the garage there is an area for storage if required, two windows to the side elevation.

SERVICES

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

AGENTS NOTE

The property benefits solar panels which are owned, further information available on request. Hall loft access point fitted with pull down ladder leading to a mainly boarded loft with light and power. Also housing gas combination boiler.



DINING ROOM

Comprising a very well-proportioned reception room perfect for dining and entertaining. Window to rear elevation with views over the River Wye and towards Chepstow. Two windows to side elevation and door to rear garden. Electric underfloor heating. Loft access point.

LOUNGE

A really well-presented and spacious reception room with a feature inset electric fire with fireplace surround. Full height window to the rear enjoying views over the rear garden.

OUTSIDE

GARDENS

Front garden comprises a level, low maintenance space comprising several paved patio areas, perfect for private dining, entertaining and enjoying views over the gardens. There are a range of attractive plants, shrubs and trees, as well as an ideal vegetable plot. Useful bin store and two separate sheds, providing ideal storage space with light and power connected. Pedestrian side access leads to one side of the property into rear garden. Gated pedestrian access leads out to private driveway, providing off-street parking for one vehicle. Electric vehicle charging point and two composite doors which open into single garage. The rear garden comprises a sizeable, attractive patio area enjoying a westerly aspect and providing an ideal low maintenance space for dining, entertaining and enjoying uninterrupted views over the River Wye and towards Chepstow. Bordered by an attractive range of plants and shrubs and fully enclosed by brick wall. There is also a second paved patio area, again providing a blank canvas for a garden enthusiast or indeed a perfect terrace for entertaining. Pedestrian gated access leads directly out to Offas Dyke path for the keen walker and ideal for dog walking. Door leads to useful storage shed, which in turn provides access to the side of the property, which leads back to the front.

CONSERVATORY

Sliding patio door leads into conservatory which is fully double glazed, also enjoying views to the front over the gardens, providing uPVC entrance door though to the hall with tiled floor and area for shoes and coats. Vaulted ceiling. Attractive contemporary tiled floor.

INNER HALL

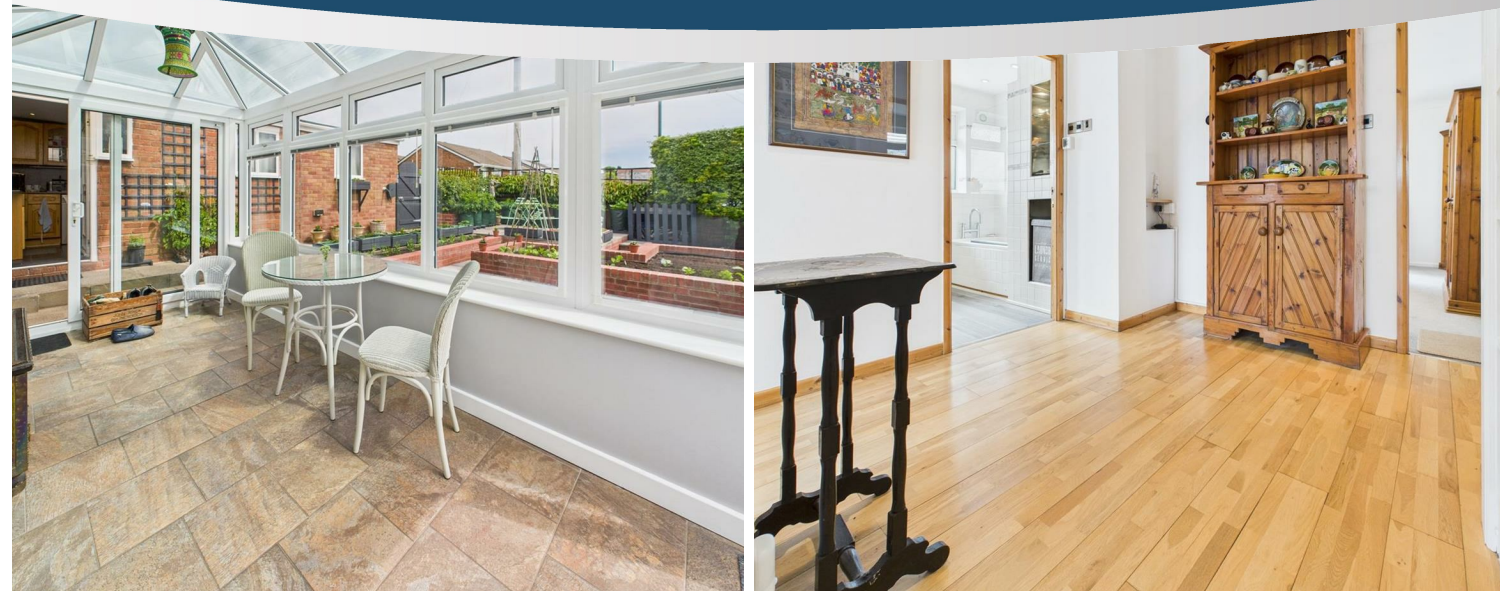
Loft access point. Inset shelving.

PRINCIPAL BEDROOM

Comprising a very well-proportioned double bedroom with fitted wardrobes and French doors leading out to the rear patio area.

EN-SUITE SHOWER ROOM

Appointed with a modern and neutral suite comprising double width walk-in shower cubicle with mains fed shower unit and tiled surround, low level WC and wash hand basin with mixer tap inset to vanity unit with tiled surround. Electric underfloor heating. Window to front elevation.



BEDROOM 2

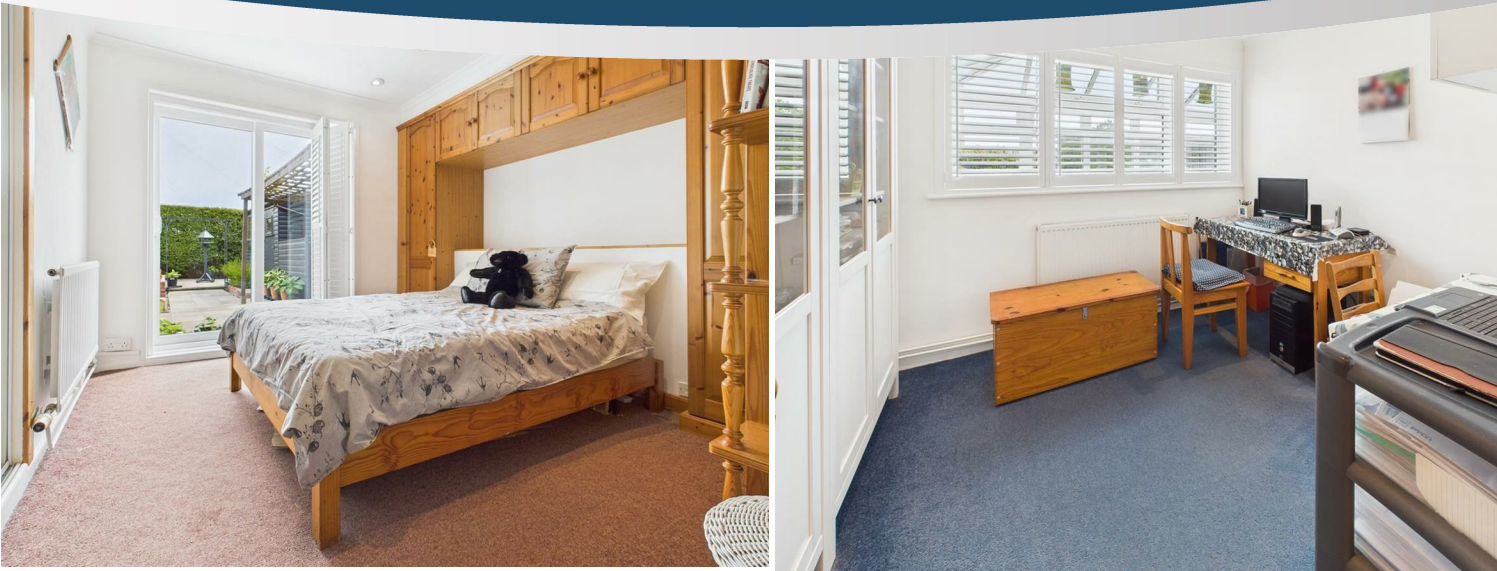
Affording a generous double bedroom with fitted wardrobes and separate built-in wardrobe. Sliding patio door to front garden.

BEDROOM 3

Comprising an ideal single bedroom or indeed a home office with window to front elevation looking into conservatory.

FAMILY BATHROOM

Comprising a modern neutral suite to include panelled bath with taps and mains fed shower unit over and glass shower screen, low level WC and wash hand basin with mixer tap inset to vanity unit. A range of fitted storage cupboards. Heated towel rail. Fully tiled walls. Two frosted windows to side elevation. Feature inset shelving. Electric underfloor heating.



KITCHEN/BREAKFAST ROOM

Comprising an extensive range of recently upgraded wall and base units with ample laminate worktops and splashbacks. Inset double sink with mixer tap. Integrated appliances to include AEG four ring induction hob with extractor hood over, AEG oven/grill and separate AEG microwave and full height fridge/freezer. Space for dishwasher. Breakfast bar. Door and window to side elevation. Open to: -

