

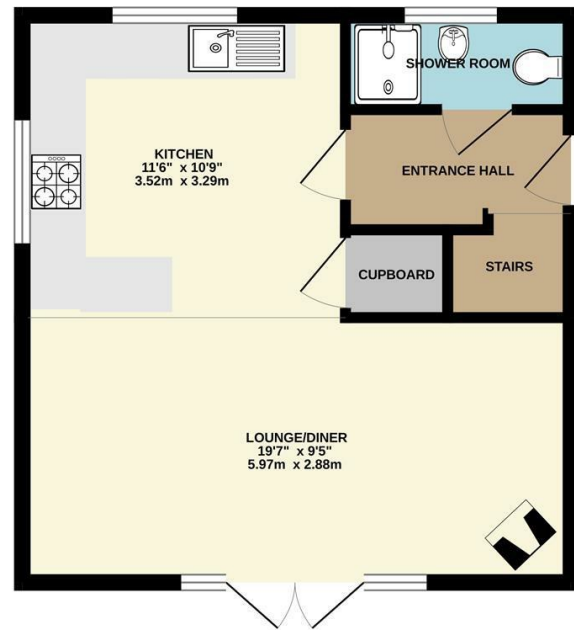
DIRECTIONS

From our Chepstow office proceed along the A48 towards Newport turning left into the village of Caerwent. At the crossroads turn left, continue without deviation for approximately 3/4 of a mile where you will find Wisteria Lodge on your left.

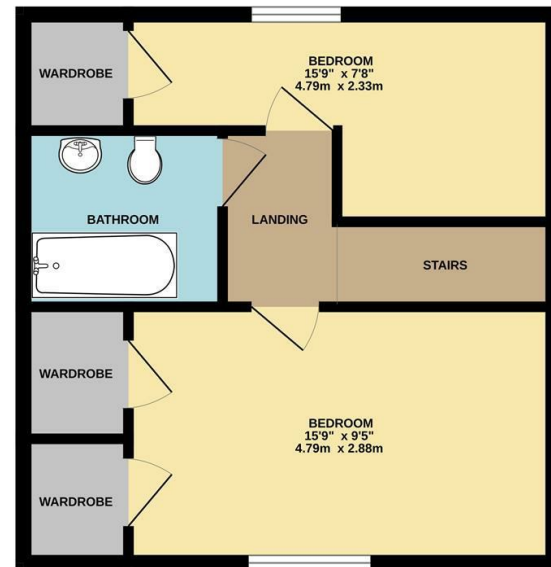
TENURE - FREEHOLD

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

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



WISTERIA LODGE, CAERWENT BROOK, CAERWENT, CALDICOT, MONMOUTHSHIRE, NP26 5BB



£220,000

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.

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

Wisteria Lodge comprises a detached two-storey property which falls under the planning consent as a holiday let and offers an excellent opportunity to create a successful business within this popular and touristy region of Monmouthshire.

The accommodation offers to the ground floor, entrance hall, shower room and large open plan kitchen/living/dining room, whilst to the first floor, two double bedrooms and bathroom. The property stands in its own private gardens with ample parking.

Caerwent Brook is a pretty location close to the historic village of Caerwent with Roman connections, as well as the famous Wye Valley, Chepstow Racecourse and its many events as well as two good golf courses at St. Pierre and Celtic Manor. All these factors ensure that this would be a viable and busy holiday let.

GROUND FLOOR

ENTRANCE HALL

With wood effect flooring and staircase to first floor.

SHOWER ROOM

Comprising a three-piece suite with low-level WC, wash hand basin inset to vanity unit and shower. Fully tiled walls.

KITCHEN/DINING/LIVING ROOM

5.97m x 6.15m (19'7" x 20'2")

A lovely open plan room with wood effect flooring. The kitchen area comprises a range of contemporary units and worktops with inset stainless steel single bowl sink and drainer. Integrated four ring electric hob with built-in oven underneath. Breakfast bar. Space for full height fridge/freezer. Dual aspect windows. Open plan to pleasant dining room which leads through to the attractive living room with wood burning stove and French doors.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1

4.80m x 2.87m (15'9" x 9'5")

A double bedroom with window to front elevation and built-in wardrobes/storage cupboards.

BEDROOM 2

4.80m x 2.34m (15'9" x 7'8")

A double bedroom with window to rear elevation.

BATHROOM

Appointed with a panelled bath and low-level WC with space saving wash hand basin and chrome mixer tap inset over. Wood effect flooring.

OUTSIDE

The property is approached via a paved pathway leading to the entrance door, with easy maintenance gravelled areas, patio and lawn with mature shrubs.

AGENTS NOTE

This property is strictly for holiday use; occupancy is limited to 28 days per visit.

SERVICES

Mains water and electricity. Private drainage.

