



TUTSHILL

Guide price £240,000



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65 WYEBANK ROAD

Tutshill, Chepstow, Gloucestershire NP16 7FA



2 bed semi-detached bungalow
Rear garden
Plenty of parking for vehicles

Nestled in the charming area just outside Chepstow, this well-maintained two-bedroom bungalow offers practical single-storey living. The brick and rendered exterior presents an attractive facade, complemented by landscaped gardens at both the front and rear. Upon entering, you'll find a comfortable reception room that naturally flows into the bedrooms and kitchen, each filled with abundant natural light.

The kitchen is equipped with essential appliances and ample worktop space. The tiled bathroom features all necessary fixtures for everyday use. Outside, the gardens are thoughtfully landscaped, with a variety of shrubs at the front, while the rear garden boasts pathways, patio areas, and steps leading to a raised section.

Conveniently located, this bungalow provides easy access to local amenities and transport links, making it an excellent choice for those seeking a relaxed and comfortable lifestyle.

Sedbury is situated on the outskirts of the historic market town of Chepstow, where residents can enjoy a variety of shopping facilities and supermarkets, including Tesco and Marks & Spencer. The town also boasts a leisure centre, numerous bars and restaurants, and scenic footpaths through the stunning Wye Valley, including the nearby Offa's Dyke footpath.

Educational opportunities in the area are excellent, with prominent private schools such as St. John's within walking distance, alongside a selection of nearby state schools. For commuters, Tutshill offers convenient access to regional centres including Bristol (19 miles), Cardiff (33 miles), and Newport (21 miles). The property is just 3 miles from Junction 2 of the M48 Motorway (Chepstow Severn Bridge) and approximately 10 miles from the M4/M5 interchange.

Public transport options are abundant, with train stations conveniently located at Chepstow, Lydney, and Severn Tunnel Junction. Additionally, Bristol Parkway Mainline Station is just a 25-minute drive away, providing quick access to London in approximately 1 hour and 25 minutes. This makes Tutshill an attractive location for those seeking a peaceful rural setting with excellent connectivity to urban centres. Whether commuting for work or leisure, residents can enjoy the best of both worlds in this charming community.



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KEY FEATURES

- 2-bed semi-detached property
- In a popular residential location
- Level living accommodation
- Garage and private driveway parking



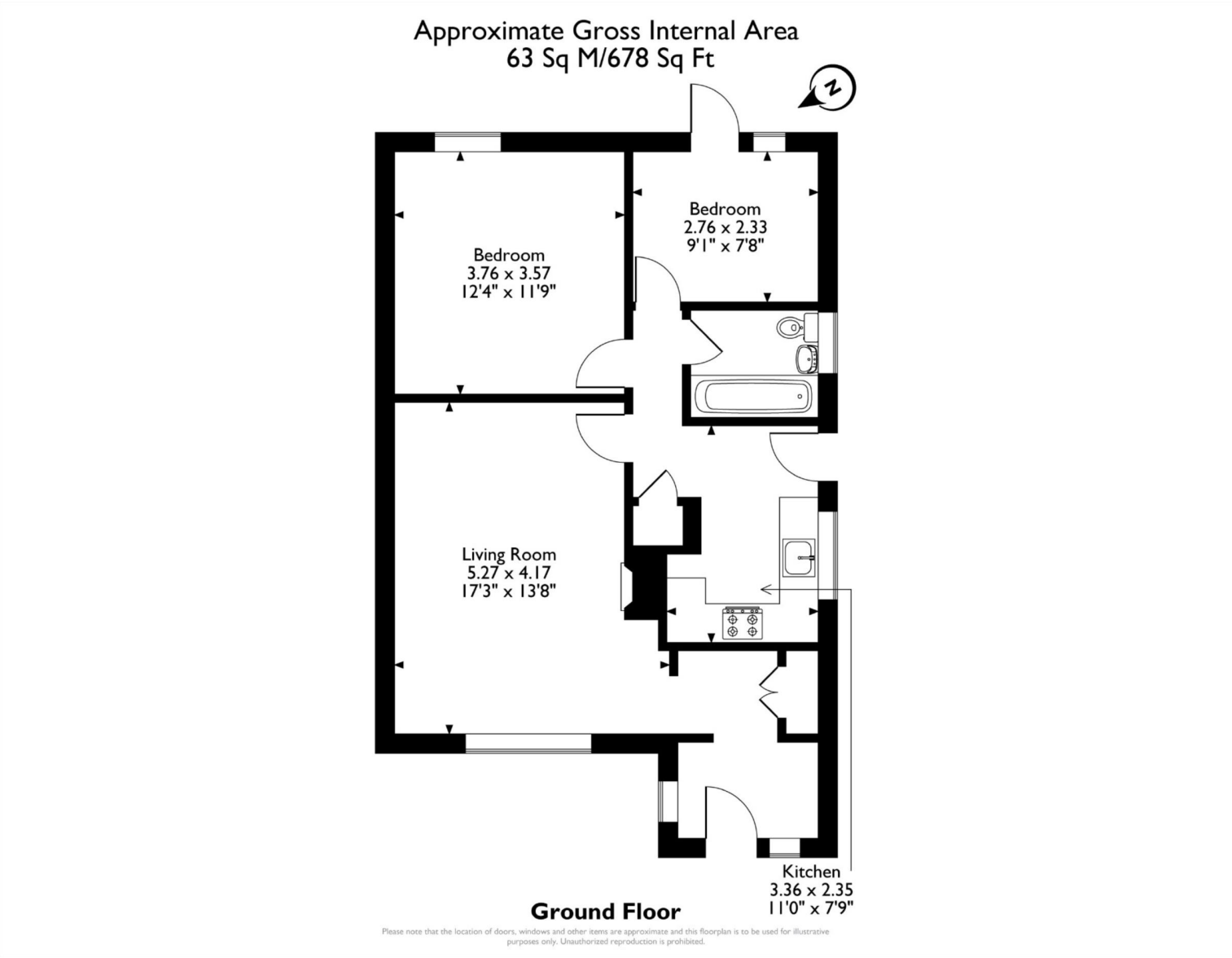
STEP INSIDE



This charming bungalow offers a warm and inviting atmosphere, perfectly suited to everyday living. The reception room serves as the heart of the home, ideal for both relaxation and entertaining guests.

Large windows flood the space with natural light, creating a bright and airy environment throughout. The two bedrooms are comfortably sized, providing peaceful retreats for rest and relaxation.

The kitchen is thoughtfully designed with practicality in mind, featuring essential appliances and generous worktop space to make meal preparation effortless.



Adjacent to the kitchen. The tiled bathroom is equipped with modern fixtures, including a shower, sink, and toilet, ensuring convenience for daily routines.

Every aspect of this bungalow is crafted for comfortable living, with a layout that maximises space while maintaining a cosy, homely feel. It seamlessly combines functionality with a welcoming atmosphere - perfect for those seeking single-storey living.

STEP OUTSIDE



The property also benefits from a detached garage accessed via a sloped driveway, offering ample parking. The front garden, laid to lawn with established mature shrubs and plants, enhances the property's curb appeal. These practical features, combined with the garage and parking facilities, provide added convenience and outdoor functionality in this close-knit neighbourhood.

AGENTS NOTE:

We understand that the property is of non-standard steel frame construction.

We are also advised that probate has been applied for.

Additionally, there has been historic movement to the porch, which has been rectified and all relevant approvals have been signed off in accordance with relevant authorities.

INFORMATION

Postcode: NP16 7FA

Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

From Chepstow, take the A48 out of town, passing Tesco on your right, and continue over the bridge. Take the second exit, signposted Sedbury. At the roundabout, take the third exit (left) onto Wyebank Road. Continue along Wyebank Road. You will find the property on the left, elevated and overlooking the road, just before the left-hand bend.



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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.