



DIRECTIONS

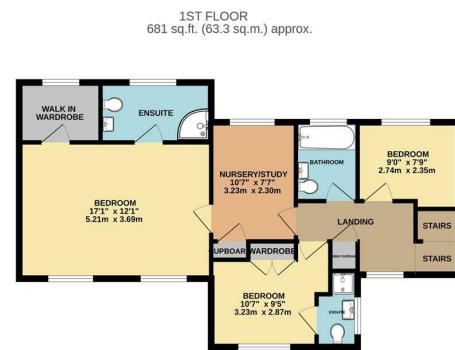
From our Chepstow office proceed up the High Street through the town arch, continuing up Moor Street turning right onto the A48. At the roundabout take the fourth exit toward the Hospital. Proceed along this road where at the traffic lights turn right again towards the hospital where at the roundabout take the right hand turn and then immediate left into Tempest Drive.

SERVICES

All mains services are connected to include gas central heating.
Council tax band E

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			
(81-91) B			
(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	

TOTAL FLOOR AREA: 1726 sq.ft. (160.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**7 TEMPEST DRIVE, CHEPSTOW, MONMOUTHSHIRE,
NP16 5AY**



OFFERS IN EXCESS OF £550,000

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.

A detached family home which has been extensively extended and updated by the vendors to provide stylish and contemporary accommodation and enjoying probably one of the best locations within this development with extensive views across Chepstow and the lower Wye Valley. Also benefiting from ample parking, its own private driveway and double garage with electric doors, along with private access onto Mounton Road.

The attractive accommodation offers entrance hall with lounge, a very impressive open plan kitchen/dining room with bifold doors to the rear, along with a family room/study to the ground floor and integral double garage. Upstairs, a very impressive principal bedroom with en-suite shower room and dressing room, an en-suite shower room compliments the additional guest bedroom, as well as two further bedrooms and a family bathroom.

Being situated in Chepstow a number of facilities are close at hand to include local primary and secondary schools, doctors, dentists, pubs and restaurants. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

FAMILY BATHROOM

Comprising of a three piece suite to include panelled bath, wash hand basin set to vanity unit and low-level WC. Half-tiled walls and tiled floor. Stainless steel heated towel rail. Window to the rear elevation.

OUTSIDE

GARDEN AND GROUNDS

To the front a block paviour and tarmacadam driveway providing excellent parking and turning facilities with gravelled areas, mature shrubs and trees. A paved pedestrian pathway leads to the storm porch. Private pedestrian gate to Mounton Road. Gated side access leads to the rear garden which is attractive and enclosed, enjoying a south westerly aspect ensuring ample sunlight with patio, lawn and gravelled areas.

GARAGE

5.31m x 5.21m (17'5" x 17'1")

Integral double garage with electric roller shutter door and courtesy door to the kitchen, power and light.

SERVICES

All mains services are connected to include gas central heating.



EN-SUITE SHOWER ROOM

Comprising of three-piece suite to include wash hand basin set to vanity unit, shower with glazed door and low-level WC. Half-tiled walls and tiled floor. Heated towel rail. Window to the rear elevation.

BEDROOM THREE

2.74m x 2.36m (9'0" x 7'9")

Window to the rear elevation.

BEDROOM FOUR/NURSERY

3.23m x 2.31m (10'7" x 7'7")

Window to the rear elevation. Wood effect flooring. Built-in cupboard

GROUND FLOOR

STORM PORCH

A covered porch with half-glazed entrance door to:-

ENTRANCE HALL

Stairs to first floor and understairs storage cupboard. Wood effect flooring.

CLOAKROOM/WC

Comprising of a two piece suite to include wash hand basin set into vanity unit with tiled splashback and low level WC. Wood effect flooring and stainless steel heated towel rail.

LOUNGE

4.32m x 3.96m (14'2" x 13'0")

Light and airy reception room with bay window to the front elevation. Wood effect flooring.



KITCHEN/DINING ROOM
6.71m x 5.87m (22'0" x 19'3")

A very impressive extended kitchen, now offering a great range of contemporary base and eye level storage units having ample work surfacing over. Inset one bowl sink with mixer tap. Four ring induction hob with concealed extractor over. Built-in eye level electric oven and microwave, full height fridge and separate freezer. Large kitchen island offering further storage cupboards and drawers as well as breakfast bar. Bi-fold doors open to the south west facing rear garden along with triple Velux windows and wood effect flooring. Courtesy door to garage. Door to:-



FAMILY ROOM
3.23m x 2.44m (10'7" x 8'0")

Window to the rear elevation. Wood effect flooring.

FIRST FLOOR STAIRS AND LANDING

Window to the front elevation and airing cupboard.

PRINCIPAL BEDROOM
5.21m x 3.68m (17'1" x 12'1")

Accessed from the nursery/bedroom four. The main bedroom is a very impressive space with two windows to the front elevation having extensive views across Chepstow and the Wye Valley. Wood effect flooring. Door to the walk-in wardrobe/dressing room having a window to the rear elevation. Door to:-

EN-SUITE SHOWER ROOM

Comprising of a three piece suite to include wash hand basin set to vanity unit, corner shower with chrome shower and hand held attachment with cloudburst shower head and glazed shower doors, along with low-level WC. Fully tiled walls and tiled floor. Stainless steel heated towel rail. Window to the rear elevation.

BEDROOM TWO
3.23m x 2.87m (10'7" x 9'5")

Window to the front elevation with extensive views. Fitted wardrobes. Door to:-

