

H & H

HOUSE & HOME
PROPERTY AGENTS



5 Tubular Cottages Beachley Road

Tutshill, Chepstow, NP16 7ED

£279,950



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Description

Situated in a highly sought-after and convenient location, this charming mid-terrace cottage is brimming with character and original features throughout. From exposed wooden floorboards to original fireplaces, the property effortlessly blends period charm with modern living.

The ground floor comprises a welcoming reception hall, a cosy living room, and an attractive dining area featuring an original fireplace. The dining area flows seamlessly into a modern fitted kitchen, with double doors opening out to the rear garden, perfect for entertaining and indoor-outdoor living. A ground floor bathroom is conveniently located adjacent to the dining area.

To the first floor, the property offers three well-proportioned bedrooms, along with a generous attic/storage area, providing excellent versatility for storage or potential to convert subject to planning permission/building regs. Externally, there is a garden to the front, while the generous rear garden is a real highlight, featuring a substantial summer house ideal for use as a home office, studio, or hobby space.

This is a fantastic opportunity to acquire a characterful home in a desirable location, ideal for families, professionals, or those seeking period charm with modern comforts.

Situated in the village of Tutshill, this property benefits from local amenities such as a convenience store, family-run butchers and a café. Excellent schools and picturesque countryside walks are also nearby. The pretty market town of Chepstow is just a short distance away, offering a wider range of facilities. With convenient bus and rail links, as well as excellent road networks, larger towns and cities are easily accessible for commuting purposes.

Reception Hall

Approached via solid wooden door with glazed insert. Panelled radiator. Turn stairs to first floor landing. Door to living room.

Living Room

11'07 max to recess x 11'06 (3.53m max to recess x 3.51m)

Coving. Recessed shelving. Fireplace. Under stairs storage cupboard. Panelled radiator. UPVC double glazed window to front elevation. Door to dining area.

Dining Area

10'04 x 9'10 max to recess (3.15m x 3.00m max to recess)

Original fireplace. Tiled floor. Two panelled radiators. For to bathroom. Open to kitchen.

Kitchen

14'07 x 7'11 (4.45m x 2.41m)

Fitted with a matching range of shaker style base and eye level storage units all with granite effect work surfaces and complimentary up stands. One and half bowl stainless steel sink and mixer tap set into work surface. Built in fan assisted double oven. Four ring electric hob with tile splash back plus stainless steel extractor hood and lighting over. Space for upright fridge freezer. Plumbing and space for dishwasher and automatic washing machine. Tile floor. Wooden double glazed window to rear. Wooden double glazed French doors to rear garden.

Bathroom

Low level W.C. with push button flush. Wash hand basin and chrome mixer tap set over vanity storage unit. Shower bath with chrome mixer tap, mains fed shower and glazed screen over. Extractor fan. Part tiling to walls. Wood effect flooring. Chrome towel radiator.

First Floor Stairs and Landing

Access to loft inspection point with foldaway ladder. The attic is boarded and has a light. Potential to convert subject to planning permission/building regs. Cupboard housing wall mounted gas combination boiler. Doors off.

Tel: 01291 418418

Bedroom One

11'-7 x 8'06 max to recess (3.35m-2.13m x 2.59m max to recess)

Coving. Painted wooden floorboards. Original fireplace. Panelled radiator. UPVC double glazed window to front elevation.

Bedroom Two

10'01 x 8'06 max to recess (3.07m x 2.59m max to recess)

Original fireplace. Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Three

6'05 x 6'03 (1.96m x 1.91m)

Panelled radiator. UPVC double glazed window to rear elevation.

Garden

To the front of the property, steps lead up from the pavement to a level, low-maintenance garden featuring maturing fruit trees and established shrubs.

To the rear, the garden has been thoughtfully arranged for ease of upkeep and outdoor enjoyment. A full-width loose stone-chipped area sits directly off the kitchen, leading to a raised decked area and a separate flagstone seating space, ideal for entertaining. A substantial summerhouse, which will remain, offers excellent versatility and could be used as a

home office or studio. To the rear of the garden is a further level, low-maintenance seating area that enjoys a good degree of sunshine throughout the day. There is also a pedestrian gate providing rear access.

Material Information

Tenure - Freehold

Council Tax Band - B

Mains gas. Mains electricity. Mains water. Mains drainage.

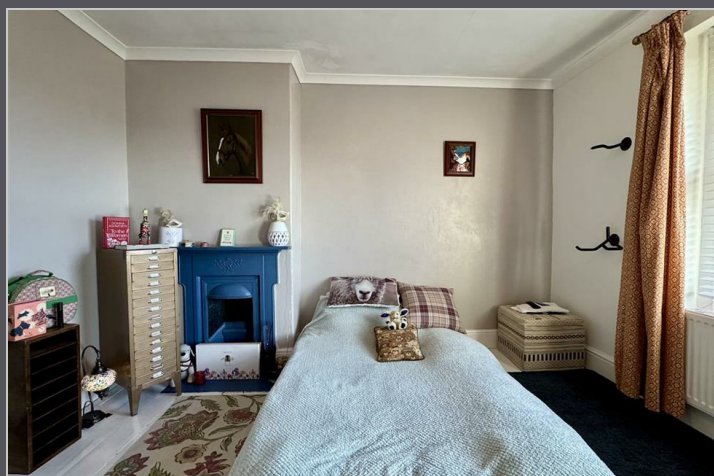
We are informed the property is brick cavity wall construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>

Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partners Smartsearch and Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link to all buyers for you to complete the biometric and other checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. Please contact the office if you have any questions in relation to this.



Road Map



Hybrid Map



Terrain Map



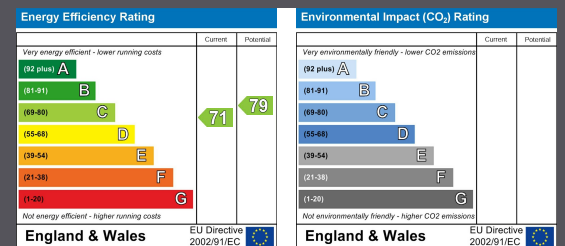
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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