



## DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit towards Monmouth. Pass through the first set of the traffic lights, drop down the hill, then take the next left. Follow this road through the parkland area into Woolpitch Wood, take the first turning right after the play park, the property is on the right in a gated private courtyard.

## SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band D

## MAINTENANCE AND SERVICE CHARGE

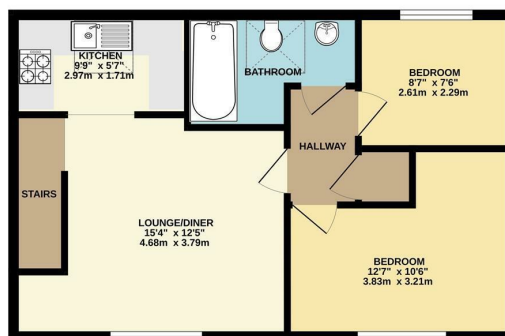
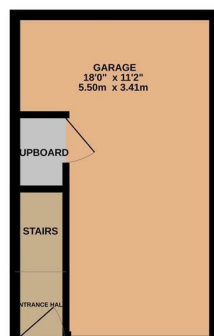
Ground Rent - £50.00 per annum  
Maintenance - £506.63 per annum

## TENURE - LEASEHOLD

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

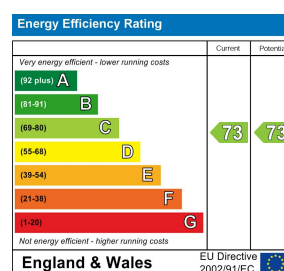
GROUND FLOOR ENTRANCE  
202 sq.ft. (18.8 sq.m.) approx.

1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metreplan C2024.



**121 WOOLPITCH WOOD, CHEPSTOW,  
MONMOUTHSHIRE, NP16 6DR**



**GUIDE PRICE £215,000**

**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.

Woolpitch Wood comprises a well-appointed Coach House located in this popular residential area and briefly comprises living/dining room, kitchen, two bedrooms and a family bathroom. Outside is an integral garage, a parking space in front and a small outside area laid to artificial grass.

The Woolpitch Wood development is located in a convenient position close to Chepstow’s town centre with a range of local facilities to include local primary and secondary schools, doctor and dental surgeries, shops and pubs. 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.

**GROUND FLOOR**

**ENTRANCE HALL**

With door to front elevation. Stairs to first floor.

**LIVING/DINING ROOM**

**5.05m x 3.84m maximum (16'6" x 12'7" maximum)**

With windows to front and side elevations. Feature fireplace with inset electric fire. Open to :-

**KITCHEN**

**3.00m x 1.88m (9'10" x 6'2")**

With a range of built-in base and eye level storage units and integrated appliances to include 4 ring gas hob with extractor over and electric oven below, fridge/freezer and washing machine. Inset one bowl and drainer stainless steel sink unit. Part-tiled walls and tiled flooring. Velux roof light.

**INNER HALLWAY**

Airing cupboard.

**BEDROOM 1**

**3.58m x 3.18m maximum (11'8" x 10'5" maximum)**

A double bedroom with window to front elevation. Built-in wardrobes.

**BEDROOM 2**

**2.62m x 2.24m (8'7" x 7'4")**

A single bedroom with window to rear elevation. Storage cupboard. Loft access point.

**SHOWER ROOM**

Updated with a three-piece suite to include double shower unit with glass shower door and mains fed chrome shower over, pedestal wash hand basin and low level WC. Fully tiled walls and flooring. Velux roof light.

**OUTSIDE**

**GARAGE AND PARKING**

An integral garage with up and over door with parking for one vehicle in front.

**SERVICES**

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

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Maintenance - £506,.63 per annum

