



# ST BRIAVELS

Guide price **£400,000**



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# 12 TOWNSEND CLOSE

Gloucestershire GL15 6TJ

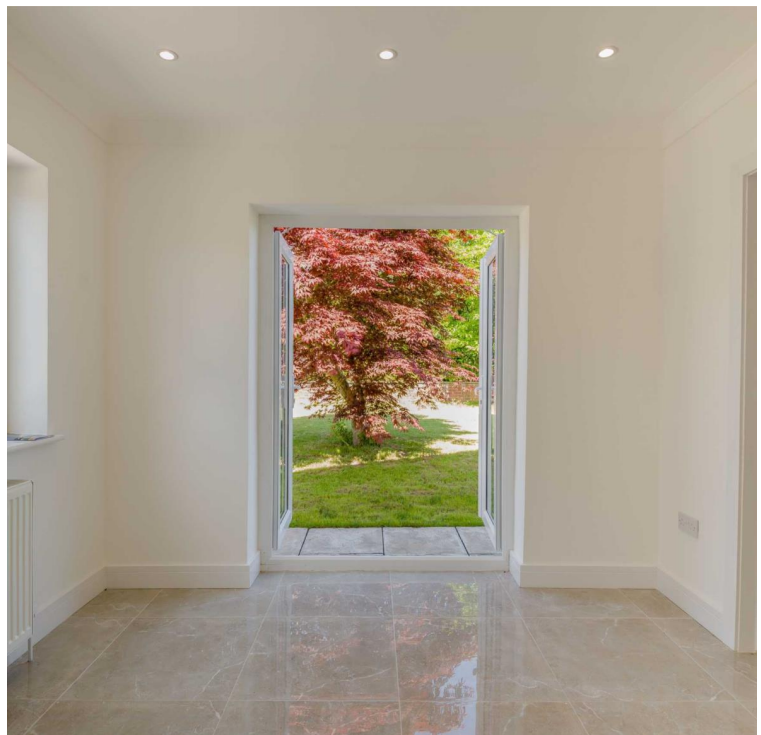


Detached three bedroom bungalow  
Spacious living room & conservatory  
Driveway & single garage

Situated on Bream Road, this charming, detached bungalow is located in St. Briavels, where there is a doctors surgery, church, primary school, and the 12th-century St Briavels Castle.

Between Chepstow and Lydney, the property is only a fifteen-minute drive into both Towns, where there are further amenities, including bespoke shops, cafes, and restaurants, along with well-known retailers including Marks & Spencer, Boots, and a Tesco Superstore.

The property allows for easy commuting with access to the A48 and Severn Bridge.

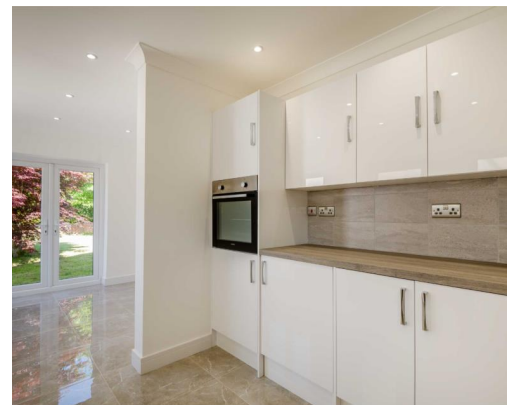


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### KEY FEATURES

- Detached bungalow
- Three bedrooms
- Immaculate throughout
- Conservatory
- Driveway & garage
- Large garden





# STEP INSIDE



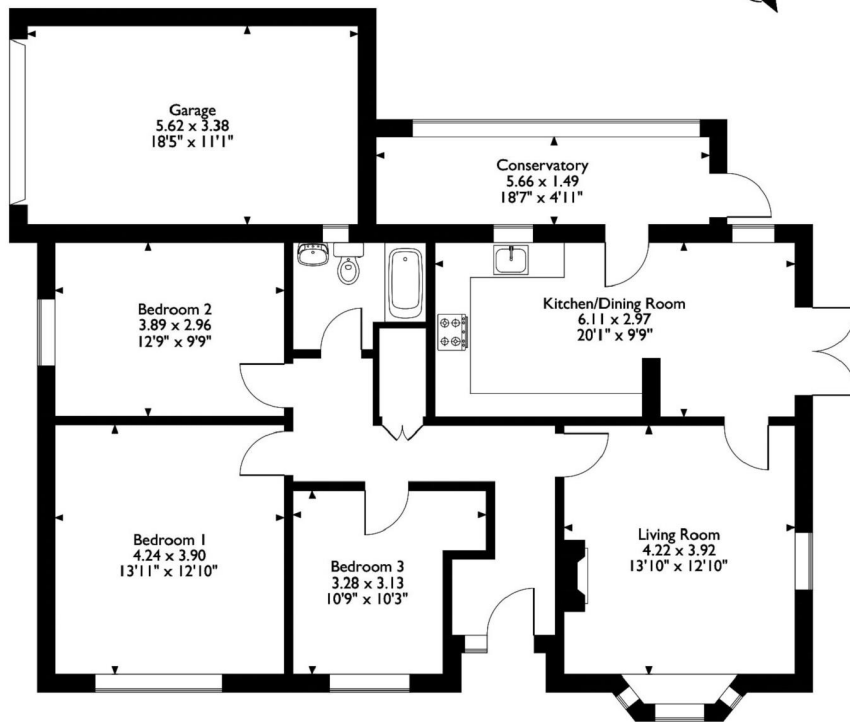
Newly carpeted and finished to a high standard throughout, the property is well-proportioned with a spacious, bay-fronted living room and log burning fireplace that folds through to the kitchen and dining room.

The kitchen has sleek white wall and base units and high gloss floor tiles.

There are integrated appliances, to include an oven and four-ring electric hob with an extractor fan above, with further space for household utilities.

From the kitchen, a convenient conservatory can be accessed, acting as a further reception space or sunroom.

Approximate Gross Internal Area  
 Main House = 101 Sq M/1087 Sq Ft  
 Garage = 19 Sq M/205 Sq Ft  
 Total = 120 Sq M/1292 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Double doors from the dining area open to the wrap around gardens and large patio, making this an ideal entertaining space, with the beautiful acer tree as a centre piece.

There are three bedrooms, all of which are double and laid with dark grey carpet.

The bright three-piece bathroom has a large bath suite and white wall tiles, alongside a heated towel rail.

The property enjoys spot lighting throughout the hallway and kitchen, while there are pendant lights in all other rooms.



# STEP OUTSIDE



Positioned on a large plot, the property sits amongst manicured lawns with a mature acer tree taking centre stage.

A large patio directly from the house offers an idyllic entertaining space for al fresco dining, along with an extensive driveway to the side, providing plenty of parking in addition to the single garage.

## INFORMATION

Postcode: GL15 6TJ  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: D







## DIRECTIONS

The best approach is from the B4228 Chepstow Coleford Road. Some 8 miles from Chepstow after entering the village of St Briavels, turn right at a small crossroads opposite a white cottage onto Cross Keys onto the Bream Road. The property a little way along on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

30 High Street, Chepstow, NP16 5LJ  
 01291 626262  
 chepstow@archerandco.com  
 www.archerandco.com



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