



TUTSHILL

Guide price **£250,000**



5 WYEBANK PLACE

Chepstow, Monmouthshire NP16 7EU



Detached bungalow on quiet cul-de-sac
Two double bedrooms & wet room
Dining, living room & conservatory

Nestled along a pretty and peaceful cul-de-sac of attractive homes and mature gardens, this detached two-bed bungalow is waiting to greet you with spacious rooms and neutral decor so you can just walk in, unpack, and instantly enjoy living at this lovely home.

Outside the low maintenance rear garden is flanked by mature shrubs creating a tranquil space and a house hugging patio from which to enjoy it, either in peaceful solitude or whilst entertaining friends. There's off-road parking on the substantial driveway that leads to a handy carport at the side of the house.

The bungalow has flat access to the front door, the garden and inside and there's a bus stop just around the corner, as well as Offa's Dyke Park, which can entice you for a daily stroll with the reward of breathtaking views of the Wye Valley and across the water to Chepstow and its majestic castle.

Chepstow can easily call you over the bridge and over the border into Wales with the offer of shops and restaurants, cafes and pubs, as well as a range of facilities and amenities. In addition the bungalow is well-placed to keep it more local and stay in Sedbury and Tutshill to find parks and pubs, a health centre and doctor surgery, schools and sports clubs, cafes and take-aways.



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KEY FEATURES

- Detached two-bed bungalow
- Views of the Wye Valley
- Private low-maintenance garden
- Large living room with views
- Separate dining room & conservatory
- Shed and off-road parking



STEP INSIDE



The area also has easy access to the A48 to Gloucester and the M48 to the M4 in the opposite direction, and if travelling by train is required, Chepstow can assist again with a town centre train station offering access to the UK's main railway lines.

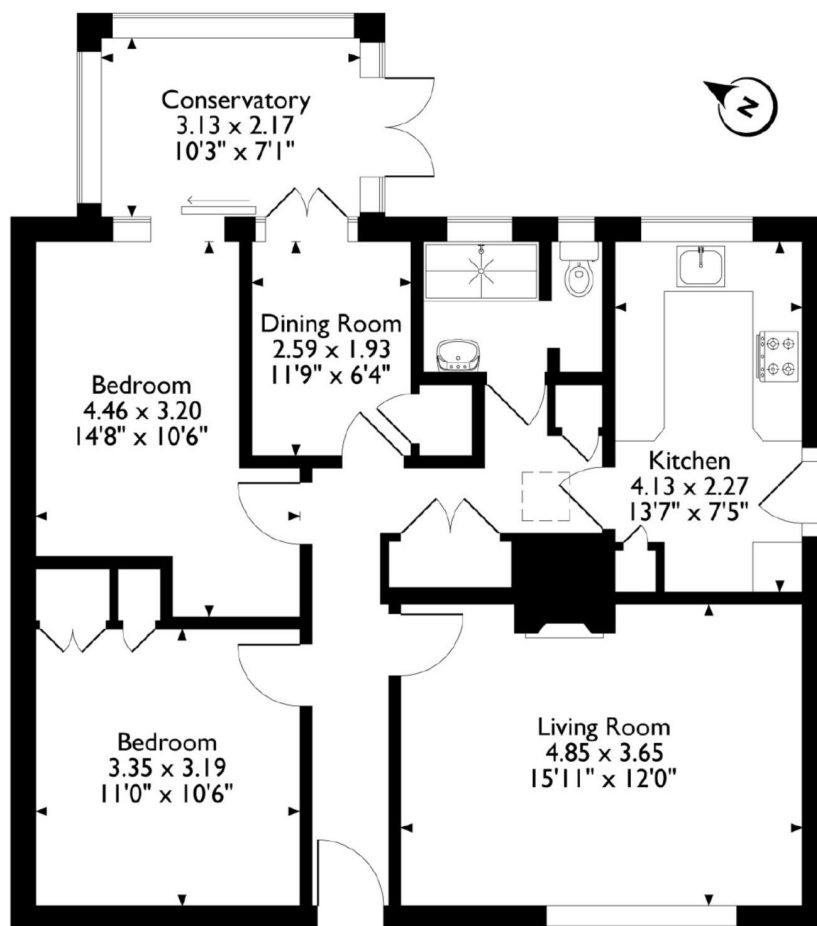
The network of roads heading north offer a drive into the country to explore all the exciting outdoor activities the Wye Valley Area of Outstanding Natural Beauty and the Forest of Dean can offer, from sedate strolling to riding the rapids and everything in between.

Step inside this most welcoming of yellow brick detached homes and you're stepping into a well-designed house that effortlessly offers large and light spaces, and plenty of them, to suit any new owner's lifestyle requirements.

The central hall leads into a large living room at the front of the house. There's a charming stone fireplace as a feature on the opposite side of the room to balance the space and as a focal point to cluster the numerous comfy sofas and chairs around - it's a space for gathering and socialising.

On the opposite side of the hall is the first of the two double bedrooms that also enjoys the expansive view to the horizon, as well as built-in storage offering every item a place to live.

Approximate Gross Internal Area 82 Sq M/883 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.

The hall then wanders to the rear of the property where the kitchen and a number of bonus spaces can be found. The kitchen welcomes the cook to a light and spacious room with a view of the private rear garden from the sink. The space has ample storage and a door to the carport so whatever the weather arriving and entering the house can be easy and dry.

There is a bonus, separate dining room at the rear that also flows out into the conservatory - another area where friends and family can gather and have shared fun. Next to the dining room is the second bedroom and this space can also happily boast doors out to the conservatory as an inviting start to any day with a coffee and a garden view just a few steps away.

The bathroom has neutral decor as well as designed to be a wet room, with the shower in the corner being trayless and open. The inner hall by the bathroom can boast multiple storage cupboards, illustrating the house is practical as well as sociable.

This wonderful home that has been looked after and loved can also be versatile, with the dining room in particular happy to host a different function if required from single bedroom to home office, hobby room to playroom - it's a home that wants to make you happy by providing seamless flow, comfortable and social spaces, and hosting whatever functions your lifestyle requires.

STEP OUTSIDE



Step outside into the sunny rear garden either via the bonus conservatory or the kitchen and you're welcomed by a space that offers a tranquil experience, surrounded by mature foliage that creates a peaceful and private ambience.

The patio that hugs the house is the perfect place for entertaining and enjoying BBQs and alfresco dining or just relaxing on a lounge watching the wildlife world go about their business.

The garden is low maintenance, with a lawn and a border of shrubs, but there's a handy shed for storage of equipment, as well as garden furniture.

At the front of the house the neat and tidy front lawn is a suitable introduction to the well-cared for home inside, as well as providing flat access to the front door from the sizeable driveway, which can offer space for two vehicles with one parking spot under a bonus carport next to the kitchen door, meaning your weekly supermarket shop will stay dry as you unload.

AGENTS NOTE - The property is of a steel frame, non standard construction.

INFORMATION

Postcode: NP16 7EU

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

Proceed from Chepstow town centre through the town arch into Moor Street, continue to the top of the town, turning left at the junction and proceeding down the hill (A48). Pass through the traffic lights (Tesco on the right hand side) and continue over the bridge, taking the first right turn after the bridge into Beachley Road. Continue to the roundabout, taking the 2nd turn into Wyebank Road and continue. Wyebank Place is a left hand turn off Wyebank Road.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)	61	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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