



# TUTSHILL

Guide price **£495,000**



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# 16 BEACHLEY ROAD

Tutshill, Chepstow, Gloucestershire NP16 7EG



3 bed semi-detached period home  
Sought after location in Tutshill  
No upper chain

This charming period semi-detached house in Tutshill seamlessly combines contemporary living with classic character. Inside, spacious reception rooms are flooded with natural light through large windows, creating a warm and inviting atmosphere. The modern kitchen features light cabinetry and updated appliances, perfect for family meals and entertaining guests. The layout includes three well-proportioned bedrooms, two bathrooms, and a utility area, offering practicality for family life. Outside, the beautifully maintained garden boasts a grass lawn, a decked area for outdoor dining, and play equipment to create a family-friendly environment. A spacious driveway provides ample parking, adding to the home's convenience. Nestled near to the historic town of Chepstow, this property offers picturesque views and easy access to local amenities, making it ideal for families seeking a vibrant and comfortable lifestyle.



Guide price  
£495,000



### KEY FEATURES

- 3-bedroom period semi-detached home
- Positioned in the sought-after location of Tutshill
- Off-road parking for several vehicles
- No upper chain
- Beautiful extension to the rear





# STEP INSIDE



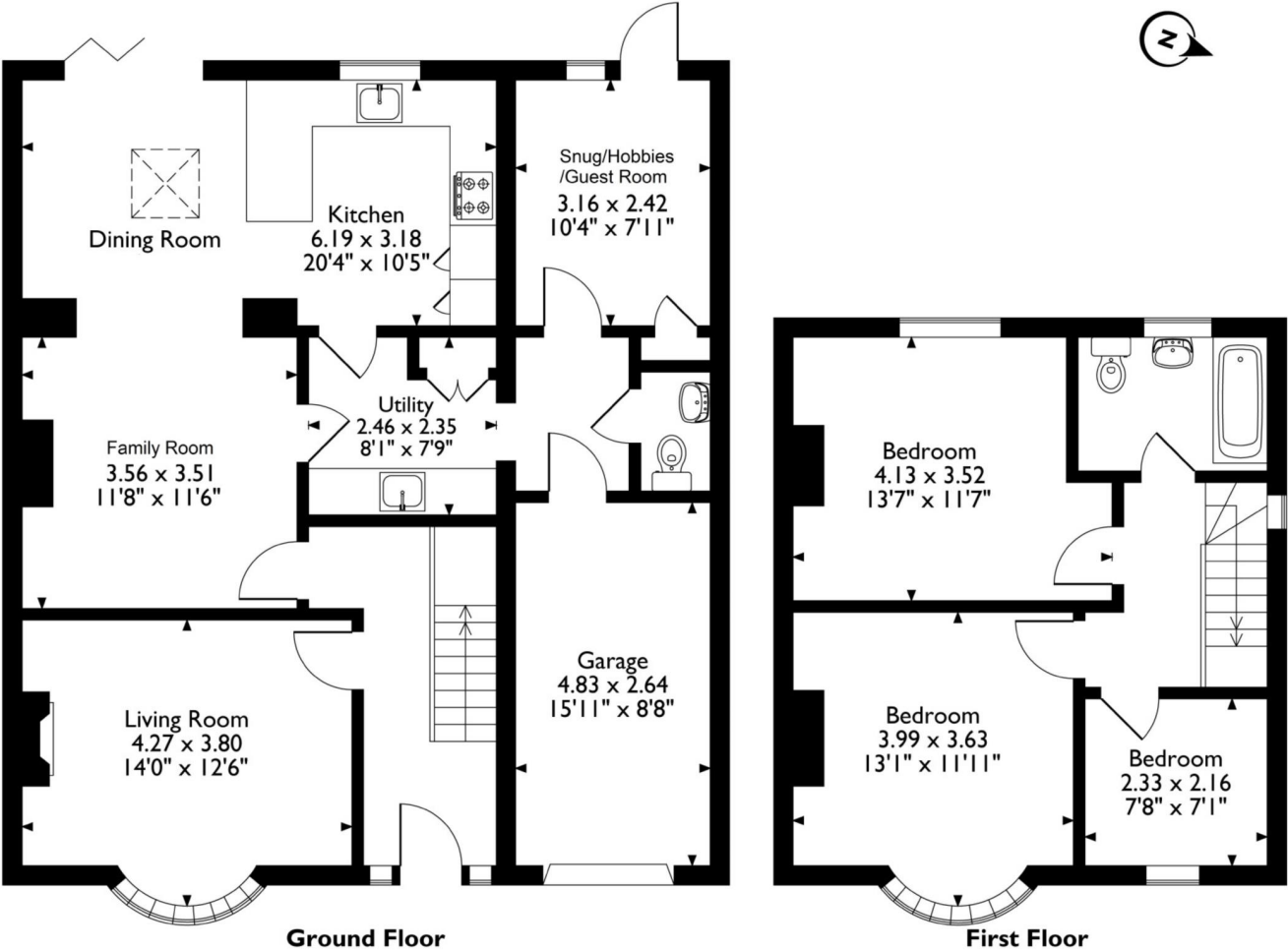
Step inside to discover a thoughtfully designed interior that effortlessly blends style and character.

The ground floor features an inviting entrance hallway leading into a spacious front reception room with a bay window and a feature fireplace, giving a focal point to the room, perfect for relaxing with family.

The hall then transitions smoothly into a light-filled open-plan family room, ensuring comfort throughout the year.

Open-plan with a lovely modern kitchen which is equipped with contemporary appliances and a breakfast bar that offers ample workspace with sleek worktops and seamlessly connects with the family room and dining area at the rear of the home.

Approximate Gross Internal Area  
134 Sq M/1443 Sq Ft



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.

Adjacent to the kitchen is a practical utility area that includes laundry facilities and a ground-floor WC.

Additionally, there are extra reception spaces that can be used as a snug, hobbies room, or home office, depending on your needs.

Each room's neutral colour scheme provides a versatile backdrop that suits any décor and personal style, allowing residents to easily personalise their space.

The first floor accommodates three generously sized bedrooms, each designed with comfort and convenience in mind.

Modern bathrooms enhance the home's functionality, featuring contemporary fittings.

Large windows and skylights throughout ensure a bright, welcoming atmosphere, with scenic views that capture the beauty of the local landscape.



# STEP OUTSIDE



The front garden is beautifully landscaped and easy to maintain, enhancing the property's overall curb appeal. The rear garden is a lovely asset to this property, as it is family-friendly and provides a vantage point to sit and enjoy the view overlooking the rear garden, where children can play. You also have plenty of off-road parking to the front and an attached garage.

#### AGENT'S NOTE:

There is planning permission for the erection of a single storey rear/side extension, installation of dormer window and provision of attic room with associated works.  
PI913/19/FUL

### INFORMATION

Postcode: NP16 7EG  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: E







## DIRECTIONS

From our Chepstow office, proceed up the High Street and under the arch. Continue up Moor Street and at the T-Junction turn left onto the A48. Take the A48 out of Chepstow, passing Tesco on your right and continue over the bridge. Take your first exit on the right, signposted Sedbury. At the roundabout, take the third exit. Continue straight along the road, and the property is situated on the left.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	50	77
England & Wales	EU Directive 2002/91/EC	

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