



# TUTSHILL, CHEPSTOW

Guide price **£270,000**





# 26 WYEBANK ROAD

Tutshill, Chepstow, Gloucestershire NP16 7ER



Situated in the charming area just outside Chepstow, this well-maintained one-bedroom bungalow offers practical single-storey living with the potential for an additional bedroom through simple reconfiguration of the dining room. Currently utilised as two bedrooms or a versatile snug or study, this adaptable space can easily be tailored to suit your needs. The attractive rendered exterior and a is complemented by level front and rear gardens, creating an inviting curb appeal.

Inside, a spacious reception/dining room welcomes you with abundant natural light, seamlessly flowing into the inner hall, bedroom, modern kitchen, and additional snug area. The modern kitchen is fully equipped with essential appliances and generous worktop space, ideal for everyday living and entertaining. The tiled shower room features all the necessary fixtures for comfort and convenience.

Outside, the thoughtfully landscaped gardens include a variety of shrubs at the front, enhancing privacy and charm. The rear garden boasts a level grassed area and a pathway leading to a summerhouse, which is equipped with electricity - perfect for relaxation, hobbies, or additional storage.





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## KEY FEATURES

- 1-bed semi-detached property
- In a popular residential area
- Level living accommodation
- Private level driveway parking





# STEP INSIDE

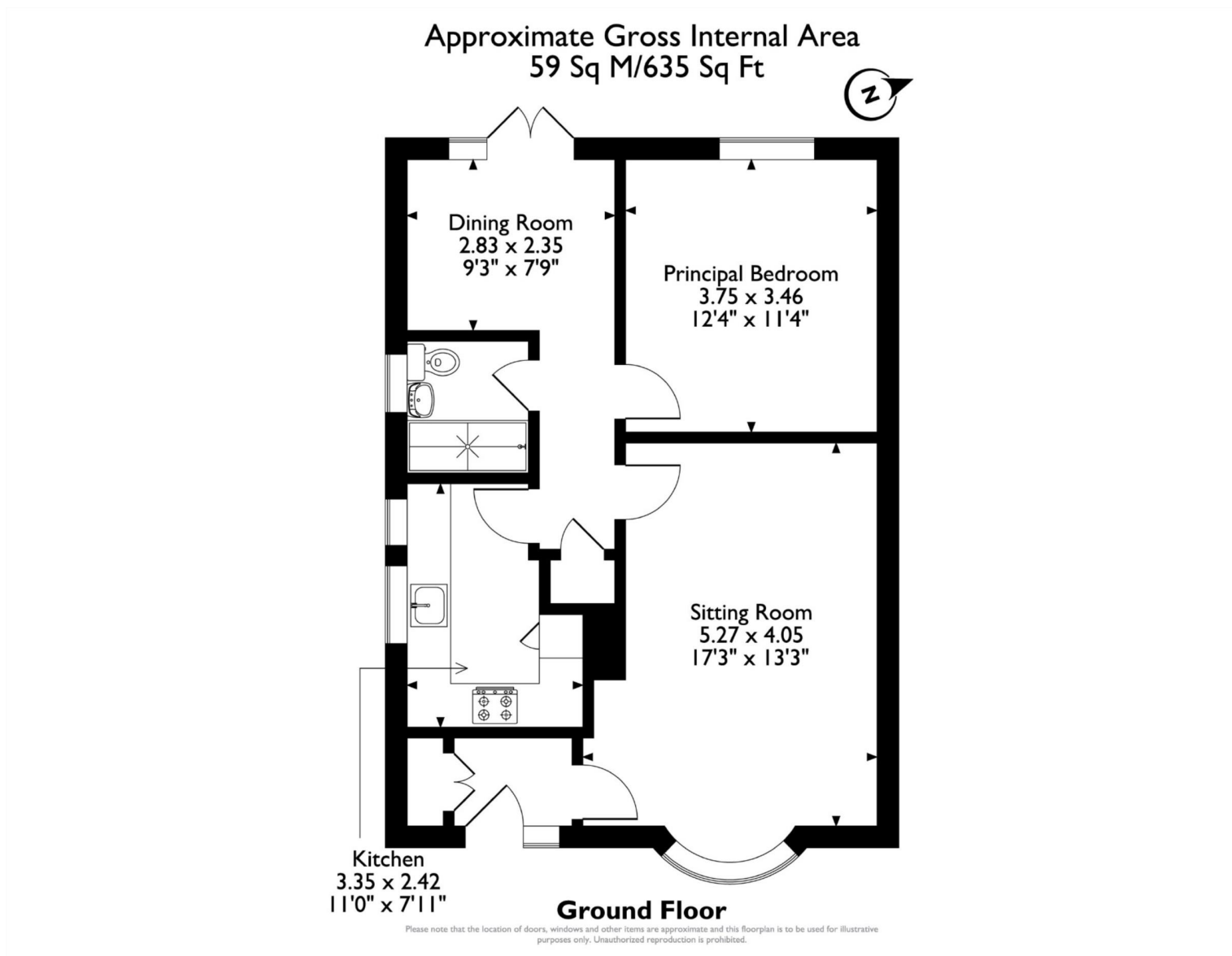


This lovely bungalow combines practical single-storey living with ample outdoor space, making it an ideal home or investment opportunity in a desirable location.

Conveniently situated, this bungalow offers easy access to local amenities and excellent transport links, making it an ideal choice for those seeking a relaxed and comfortable lifestyle. Sedbury is located on the outskirts of the historic market town of Chepstow, where residents can enjoy a wide range of shopping facilities, including Tesco and Marks & Spencer. The town also features a leisure centre, a variety of bars and restaurants, and scenic footpaths through the breathtaking Wye Valley, including the nearby Offa's Dyke footpath, perfect for outdoor enthusiasts and nature lovers.

Educational opportunities in the area are excellent, with prominent private schools such as St. John's within walking distance, alongside a selection of nearby state schools. For commuters, Tutshill offers convenient access to regional centres including Bristol (19 miles), Cardiff (33 miles), and Newport (21 miles). The property is just 3 miles from Junction 2 of the M48 Motorway (Chepstow Severn Bridge) and approximately 10 miles from the M4/M5 interchange.

Public transport options are abundant, with train stations conveniently located at Chepstow, Lydney, and Severn Tunnel Junction. Additionally, Bristol Parkway Mainline Station is just a 25-minute drive away, providing quick access to London in approximately 1 hour and 25 minutes. This makes Tutshill an attractive location for those seeking a peaceful rural setting with excellent connectivity to urban centres. Whether commuting for work or leisure, residents can enjoy the best of both worlds in this charming community.



This charming semi-detached bungalow offers a warm and inviting atmosphere, perfectly suited to everyday living.

The inner entrance hall leads through the duck-egg blue uPVC front door to the spacious main front reception room, which serves as the heart of the home.

This bright and airy space features a large picture window overlooking the front garden and roadside, filling the room with natural light - ideal for relaxation and entertaining.

From the inner hall, the thoughtfully designed kitchen provides practicality with essential appliances and generous worktop space, making meal preparation effortless.

Adjacent to the kitchen, the tiled shower room is equipped with modern fixtures and tiles, ensuring convenience for daily routines.



# STEP OUTSIDE



Additional features include a summerhouse with electric, both accessed via a level driveway that provides ample parking and storage space. The rear garden boasts a patio area and a fenced-off lawn, perfect for outdoor relaxation and entertaining. The front garden is laid to lawn with established mature shrubs and plants, further enhancing the property's curb appeal.

## INFORMATION

Postcode: NP16 7ER

Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: Mains

EPC: C








## DIRECTIONS

From Chepstow, take the A48 out of town, passing Tesco on your right, and continue over the bridge. Take the second exit, signposted Sedbury. At the roundabout, take the third exit (left) onto Wyebank Road. Continue along Wyebank Road. You will find the property on the right.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>69</b>
(55-68) <b>D</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	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.