



5, CAPPERS PLACE
Monmouth, NP25 5AL

 **DAVID JAMES**

5, CAPPERS PLACE

Monmouth, NP25 5AL

- Light and Spacious Living Accommodation
- Walking Distance of Town Centre
- Generous Sitting Room
- Kitchen / Breakfast Room
- Three Bedrooms
- Bathroom and Downstairs Shower Room
- Rear Access to Garden / Parking Area
- Ideal Investment Property
- Convenient Location for Road Links

Guide Price

£159,950

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DESCRIPTION

Benefitting from spacious living accommodation, including a kitchen / dining room, generous sitting room and three bedrooms, Cappers Place provides convenient level walking distance to Monmouth town and local amenities. The property enjoys views overlooking a communal green space laid to lawn with woodland views beyond. An ideal investment property or a fantastic purchase for a first-time buyer.

SITUATION

The property is ideal for those looking to move into town and be within close proximity of the town's amenities or looking for an investment property. Road links are also excellent with the A40 within a couple of minutes' drive. Monmouth offers a comprehensive range of amenities with both local and nationwide shops and restaurants to include Marks & Spencer and Waitrose. Monmouth town boasts exceptionally impressive schooling, both junior and senior, including the renowned Haberdashers' Schools and Monmouth Comprehensive, both within walking distance. Monmouth is situated on the River Wye amidst the rolling Monmouthshire countryside, whilst offering exceptional major road network links along the A449, towards the M50 in the north and M4 to the south.

ACCOMMODATION

Entering the property through a UPVC door into a convenient ENTRANCE PORCH providing hanging space for coats. From the hallway a staircase leads to the landing area, and doors open into the Kitchen / Breakfast Room and Sitting Room. The SITTING ROOM spans the depth of the house with windows to both the front and rear, allowing plentiful light and far-reaching views. From the hallway a further door opens to Kitchen / Breakfast Room. The KITCHEN is fitted with pine fronted floor and wall units with a sink with drainer. There is a double oven with hob. There is space for an upright fridge freezer and washing machine. A large window creates a light room and offers views of the rear garden. There is a spacious understairs cupboard alongside two further storage cupboards with shelving. The back door opens to an external staircase leading down to the rear garden / off road-parking area. A further door from the hallway opens to a DOWNSTAIRS SHOWER ROOM, comprising a shower cubicle, wash hand basin, lavatory, vanity units and window with obscured glass to the front.

FIRST FLOOR

A landing area leads to the three bedrooms and family bathroom. The MASTER BEDROOM is a light and spacious double with a window enjoying views across the front of the property towards the hills beyond. A second DOUBLE BEDROOM also enjoys views across the front of the property, benefitting from a built-in storage cupboard. The third BEDROOM is a light single room with views to the rear of the property. The FAMILY BATHROOM comprises a bath, wash hand basin with vanity cupboard below and window to the rear. The separate lavatory also has a window with obscured glass.

OUTSIDE

A metal pedestrian gate to the front of the property leads to a spacious patio area enjoying views of the communal lawned area to the front of the property and woodland beyond. A door from the kitchen, opens to steps leading down to the rear garden and off-road parking area, accessed off Goldwire Lane. There is useful storage offered in the cellar areas under the property.

GENERAL

Mains Services Connected
Gas Central Heating
EPC Band D

Council Tax Band D

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents:

David James, Monmouth

Tel 01600 712916.

GUIDE PRICE

£159,950

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



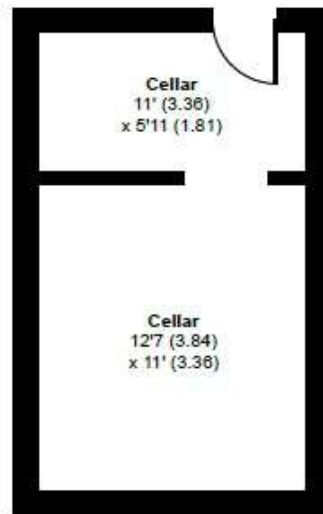




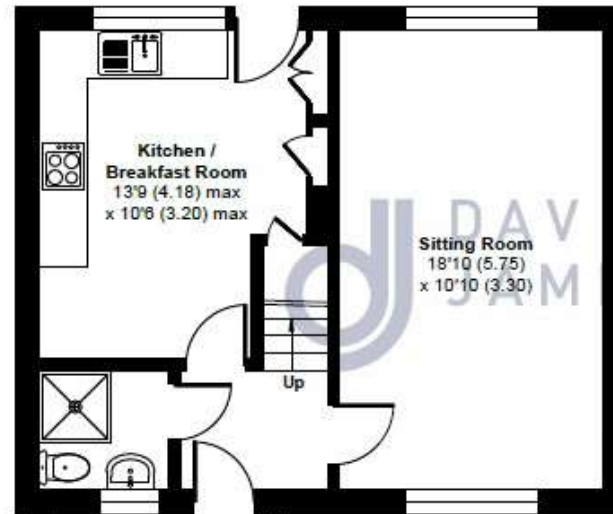
Cappers Place, Monmouth, NP25

Approximate Area = 1116 sq ft / 103.7 sq m

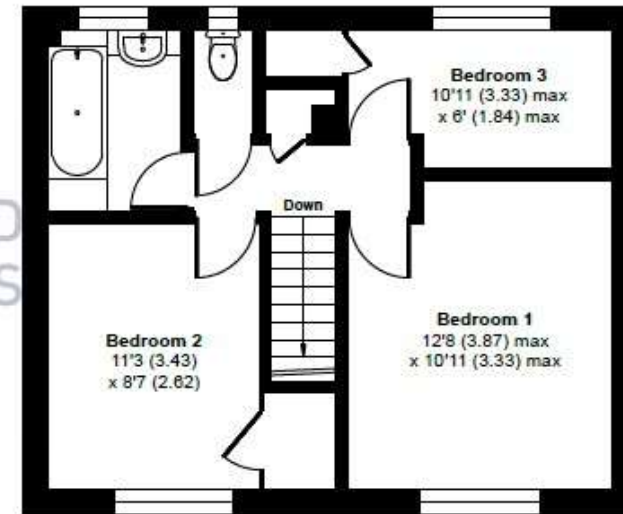
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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