



9 Tallards Place
Sedbury, Chepstow, Gloucestershire, NP16 7AH

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Semi detached family house, with 2 reception rooms, kitchen, 3 bedrooms, bathroom, front, side & rear gardens, in village setting.

- Semi Detached house in village location
- Two reception rooms
- Fitted kitchen
- Three bedrooms
- Family bathroom
- Previous Permission granted for extension to side
- Front, side & rear gardens
- Walking distance to local amenities and schools
- Excellent commuting links to M48/M4/M5 Motorways
- Rail & coach stations in Chepstow

Offers in excess of
£230,000

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Description

Offered to the market is this extended three-bedroom semidetached property situated in a popular residential location within walking distance to local schools and amenities and offers well-planned living accommodation which is well presented throughout. The accommodation briefly comprises to the ground floor: welcoming entrance hall, dining room, lounge with feature fireplace and kitchen. To the first floor there are two bedrooms with built in wardrobes, a single bedroom with a built in cupboard and a family bathroom. The property further benefits a very good size private rear garden with decking area, level lawn and storage.

Situation

Sedbury Village sits on the Gloucestershire–Monmouthshire border and enjoys a strong community centred around local shops, schools, doctors, public house/restaurant and a village hall. Just a few miles away, the historic market town of Chepstow offers supermarkets (including Tesco and M&S), shopping, leisure facilities, restaurants, schools and access to the scenic Wye Valley and Forest of Dean.

The property is well placed for commuting, just 5 miles from the M48 (Severn Bridge) and within easy reach of Bristol (20 miles), Cardiff (30 miles), and Newport (18 miles). The M4/M5 interchange is 10 miles away, and the M50 is 30 miles distant. Rail links are available at Chepstow and Severn Tunnel Junction, with Bristol Parkway reachable in 30 minutes, offering direct trains to London in approximately 1 hour 25 minutes.

Ground Floor Accommodation

Enter into a sizeable entrance hall with staircase leading to the first floor, with useful storage below. The lounge is accessed from the hallway, a comfortable reception room with feature fireplace and french doors providing access to the decked seating area and the rear gardens. the lounge is open plan to the dining room with storage cupboard and window overlooking the rear gardens. The kitchen is accessed from the dining room and is fully fitted with a range of wall and base units, with worksurfaces over incorporating sink unit, electric oven, hob and extractor fan above, Space and plumbing for washing machine and under counter fridge, with a widow overlooking the front gardens and door to the side garden.

First Floor Accommodation

Stairs lead from the hallway to the first floor landing with picture window to the front aspect creating a light & bright

area, with doors off to all rooms and loft access. There are three bedrooms in total, two are double rooms with built in wardrobes with the third being a single bedroom with built in storage cupboard. The family bathroom has been refitted to provide a bath with shower above, vanity wash hand basin and WC, with a window to the rear aspect.

Outside

The front of the property is laid to level lawn with a pathway providing access to the front and side of the property, leading in turn to the private rear south facing gardens, laid to level lawn with a raised decked seating area, there is also a useful large wooden shed, providing additional storage.

Agents Note

Planning Permission was previously granted and has since lapsed for an extension to the side of the property.

Services

The property benefits from all mains services.
EPC Rating: C

Local Authority

Forest of Dean District Council.
Council Tax Band: A

Tenure

We are informed the property is Freehold, intending purchasers should verify this with their solicitor.

Viewing

Strictly by appointment with the agents: David James, Chepstow 01291 626775

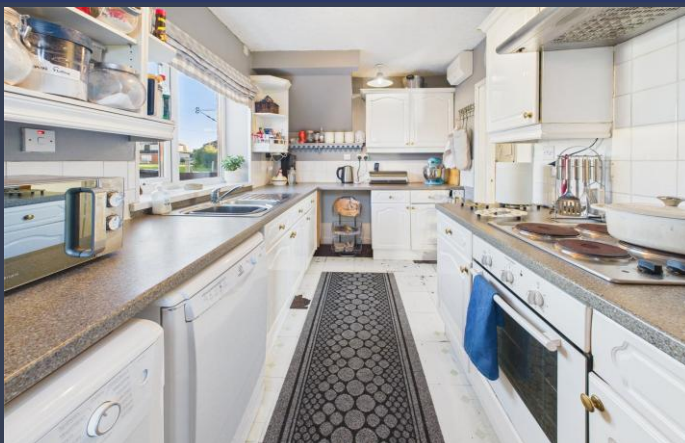
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PLANS AND PARTICULARS

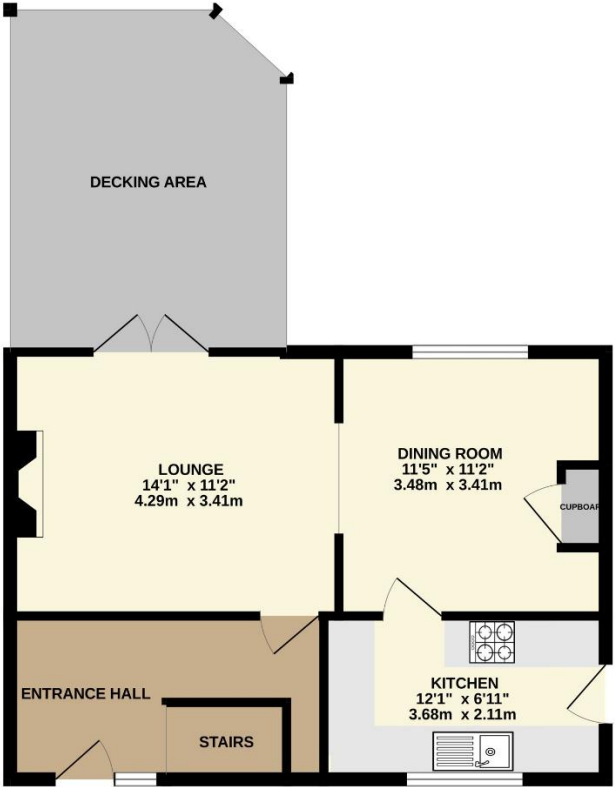
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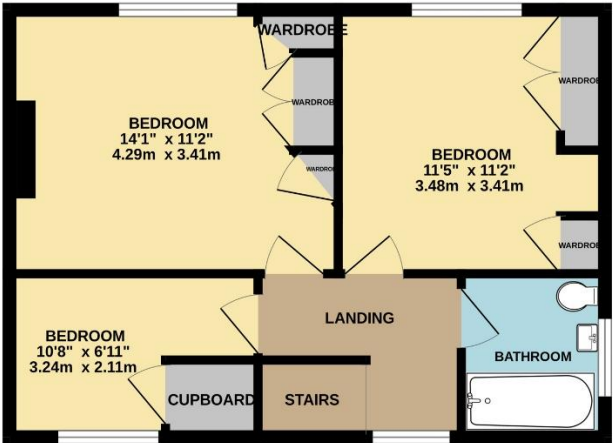
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GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		