



15 Fair View

Chepstow, Monmouthshire, NP16 5BX



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- Detached four-bedroom home offered with No Onward Chain
- Flexible accommodation over two floors, with the option of ground floor living
- Spacious lounge opening to dining room and conservatory
- Fitted kitchen
- Ground floor shower/utility room and separate WC
- Ground floor bedroom
- Study / Bedroom four
- Two double bedrooms to the first floor & Family bathroom
- Private driveway and large detached garage
- Enclosed private rear garden
- Excellent commuting links for both rail & road to M48 Motorway

Guide Price
£399,950

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Description

A well-presented and versatile detached home offering flexible accommodation with four bedrooms, including two on the ground floor. The property features a spacious lounge opening into the dining room, a conservatory with access to the private rear garden, fitted kitchen, utility room/shower room and separate WC. Outside, there is a private driveway providing off-road parking, a large detached garage, lawned front garden and an enclosed private rear garden.

Situation

Just a short walk from the centre of the historic town of Chepstow where you can find an extensive array of facilities including supermarkets, schooling at Chepstow Comprehensive and The Dell Primary School, shopping facilities, leisure centre, bars and restaurants and the immediate environs offer wonderful footpaths which straddle the Wye Valley including the Offa's Dyke footpath close by. Other nearby recreational facilities include golf courses and horse racing. The M48 Severn Bridge is just one mile distant, enjoying excellent access eastbound via the M48/M4 to Bristol and Parkway Railway Station and the M4/M5 interchange and London, and westbound to Newport, and Cardiff. Chepstow railway station provides regular rail links, whilst the bus station provides local services and links to Cardiff, Swansea and London Victoria.

Ground floor accommodation

Enter into a welcoming reception hallway with doors leading to the principal ground floor rooms, a fitted cloaks cupboard, and a staircase rising to the first floor. The spacious lounge features a stone fireplace incorporating a non-working gas fire and enjoys a rear-facing window overlooking the garden. Open to the dining room, the layout creates an excellent entertaining and family living space, with the dining area providing access to both the kitchen and conservatory which provides a versatile additional reception area enjoying views over the rear garden, with a door giving direct access outside. The kitchen offers a practical range of fitted units, incorporating an integrated freezer, space for a freestanding fridge, and housing the Worcester gas-fired boiler within a cupboard. The property further benefits from a useful utility room / ground floor shower room fitted with a shower enclosure and pedestal wash hand basin with plumbing for washing machine, and a separate cloakroom comprising a W.C. The ground floor offers flexible accommodation with Bedroom Three, a front-facing double bedroom, and Bedroom Four, a front-facing

single bedroom, ideal for use as a study or home office if required.

First floor accommodation

The staircase leads to the first-floor landing, providing access to two well-proportioned double bedrooms the family bathroom and airing cupboard. Bedroom One is a generous rear-facing double bedroom benefiting from a built-in wardrobe and useful eaves storage. Bedroom Two is a front-facing double bedroom, also offering eaves storage. The family bathroom is fitted with a three-piece suite comprising a bath, vanity wash hand basin and low-level W.C.

Outside

Outside, the property benefits from a private driveway providing off-road parking, together with a large detached garage offering excellent storage or workshop potential, with additional storage sheds to the rear. The front garden is principally laid to lawn, while the enclosed private rear garden is also laid to lawn, providing a pleasant outdoor space for relaxing and entertaining.

Tenure

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

Services

The property benefits all mains services. EPC rating C.

Local Authority

Monmouthshire County Council. Council tax band F.

Viewing

Strictly by appointment with the Agents: David James, Chepstow

PLANS AND PARTICULARS

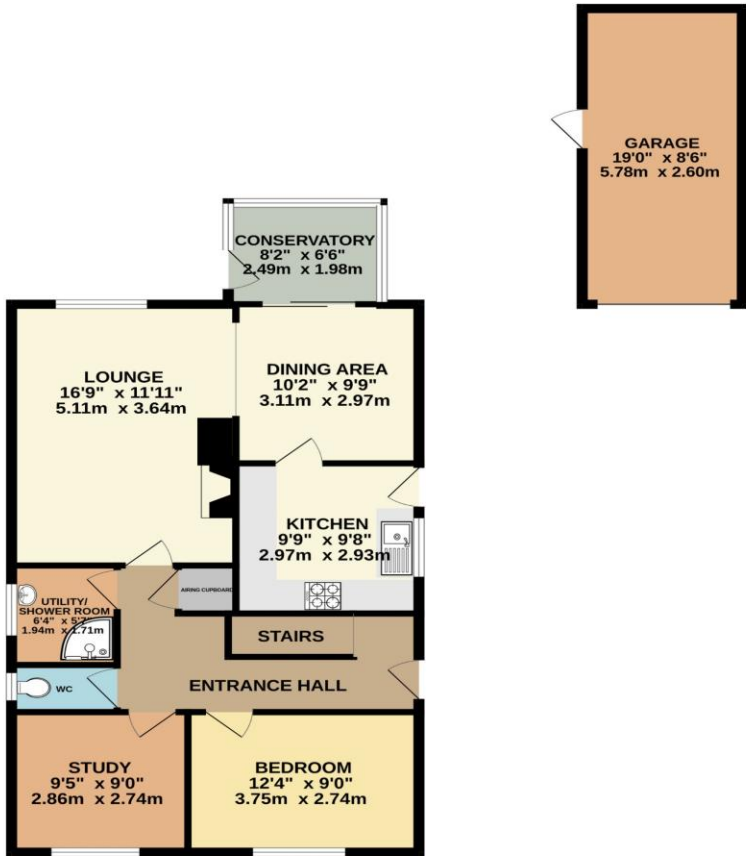
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

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.



GROUND FLOOR
965 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1387 sq.ft. (128.9 sq.m.) approx.

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