

**Plot 58 The Martins, Tutshill, Chepstow. NP16  
7DP**

**£350,000**

**Tenure Freehold**

- AIR SOURCE HEAT PUMP
- DOUBLE GLAZED
- UNDER FLOOR HEATING TO GROUND FLOOR
- FULL WIDTH PATIOS
- 2 ALLOCATED PARKING SPACES
- TILED & CARPETED FLOORING THROUGHOUT
- FITTED KITCHEN WITH APPLIANCES
- FIRST FLOOR UTILITY CUPBOARD
- PART TILED BATH/SOWER ROOMS
- ARCHITECT CERTIFICATE

5 new build, 3 storey terraced houses in this desired village, offering easy access to the A48, M48 & M4 being ideal for commuters to Bristol, Newport & Cardiff. Tutshill sits across the river from Chepstow with all its amenities. Tutshill primary & Wydean secondary & sixth form are located nearby. The allocated parking spaces are directly in front of each house with a central path leading through a front garden area to the main entrance.

Opening onto a spacious hall with large cloaks cupboard housing the under floor heating system, the tiled floor extends into the downstairs w/c with close coupled w/c and pedestal basin. Fully fitted the kitchen features integral appliances including dishwasher, fridge/freezer, eye level double oven, 5 ring hob with extractor over. The lounge has French doors to the garden.

Upstairs to the first floor are 2 double bedrooms. The rear bedroom features sliding wardrobes housing the hot water system. Part tiled the bathroom comprises close coupled w/c, half inset sink, panel enclosed bath with central mixer tap and shower over, heated towel rail and utility cupboard with plumbed space for washing machine and tumble dryer.

On the second floor is a large ensuite room with eaves storage, over stairs cupboard and a walk in recess ideal for storage or desk space. Part tiled the ensuite shower room features Velux window, close coupled w/c, pedestal sink, shower and heated towel rail.

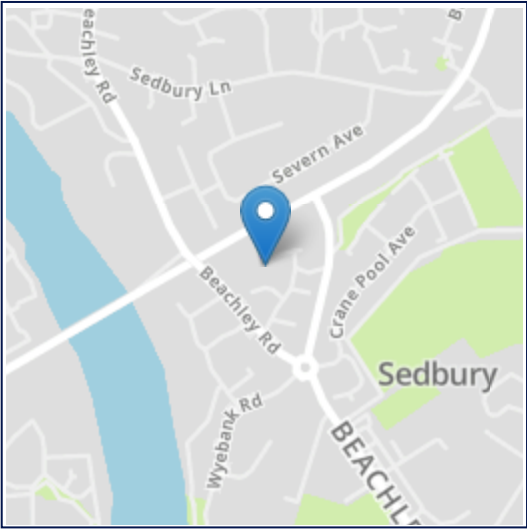
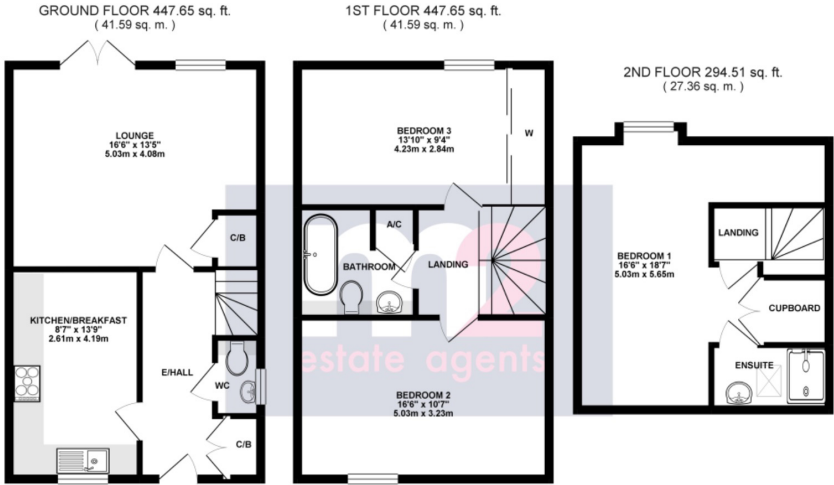
Outside the rear garden is fully enclosed by fencing with full width patio and turfed lawn.

Services:

Mains electric, water and drainage, heating via air source heat pump.

Council Tax Band:

TBC Forest of Dean



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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