



**Plot 66 The Martins, Tutshill, Chepstow. NP16
7DP
£335,000
Tenure Freehold**

- AIR SOURCE HEAT PUMP
- DOUBLE GLAZED
- UNDER FLOOR HEATING TO GROUND FLOOR
- FULL WIDTH PATIOS
- 2 ALLOCATED PARKING SPACES
- TILED AND CARPETED THROUGHOUT
- FITTED KITCHEN WITH APPLIANCES
- FIRST FLOOR UTILITY CUPBOARD
- PART TILED BATH/SHOWER 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. A central path leads through a front garden area to the main entrance featuring an electric car charging point.

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.

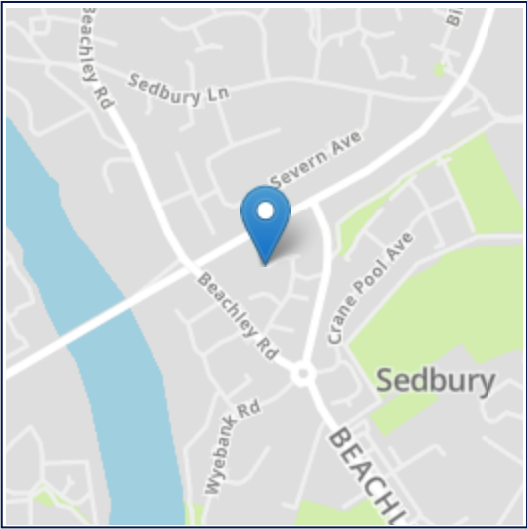
This plot is the largest with an extensive side garden leading to the rear and patio, all fully enclosed by fencing.

PLEASE NOTE PHOTOS AND VIDEO ARE TAKEN FROM 58 THE MARTINS

Services:
Mains electric, water and drainage, heating via air source heat pump.
Council Tax Band:
TBC Forest Of Dean



AWAITING FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.