

MICHAEL SKIDMORE

ESTATE AGENTS



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8 Orchard End
Monmouth NP25 3TG

£215,000



SITUATED IN A PEACEFUL CUL-DE-SAC NEAR THE FRINGE OF THE TOWN, IS THIS WELL PRESENTED AND SURPRISINGLY SPACIOUS TWO BEDROOMED BUNGALOW, ENJOYING GOOD SOUTH WESTERLY VIEWS.



Particulars.

Monmouth is an historic market town situated within the lower Wye Valley at a point where the Rivers Monnow and Trothy join the famous Wye. Today, the town supports a good range of shops, many of the multiples being present, whilst the A40 dual carriageway, which bypasses the town, allows swift access to industry in the neighbouring areas of the Forest of Dean, Abergavenny and the Heads of the Valleys, as well as Newport and Cardiff to the south west, with Hereford and Gloucester to the North and East, respectively. Wyesham is a suburb of the town, which lies about 0.75 miles to the east of the town centre with a regular bus service connecting both. The local community supports a small general store/sub Post Office, a Lidl supermarket, an Inn, 2 Churches and a modern, eco-friendly, Primary School. This Bungalow was built in about 1986 and has been the home of the vendor since new! We understand that the client approached the builder at the appropriate time to agree with the latter to interchange the Kitchen with the guests' bedroom, so that visitors' could see the view! The two rear bedrooms were amalgamated into a new larger main bedroom. Over the years various other alterations were made including the construction of the front Porch, the updating of the Kitchen and the re-surfacing of the drive. The accommodation is generally decorated in neutral colours and is arranged as follows: -

It briefly affords: - Porch, Hallway, Living Room, Kitchen/Breakfast Room, Bathroom with Shower, Two Bedrooms and Garage. Double Glazing & Gas Central Heating. Sought after cul-de-sac, close to bus route.

GROUND FLOOR

ENTRANCE PORCH with uPVC double glazed entrance door and leaded double glazed windows to either side. Ceramic tile floor and uPVC door leading into: -

PASSAGE HALLWAY 22' 9" x 0' 0" (6.93m x 0.00m) (overall length). equipped with radiator, whilst leading off are the doors to the main accommodation and a linen cupboard with slatted shelving.

LIVING ROOM 22' 4" x 11' 7" (6.80m x 3.53m) (overall) commanding a most pleasant view via its double glazed windows down the cul-de-sac and over to the Lydart Ridge. The room is equipped with a Valor home flame log effect gas fire, set in an Adams style fireplace and while the lounge section has a radiator, telephone point, tv aerial socket, the dining section has a further radiator. Coving to ceiling, two pendant light fittings and a range of similar wall light fittings. There is also a picture light above the fireplace.

KITCHEN/BREAKFAST ROOM 11' 3" x 10' 2" (3.43m x 3.10m) (overall) having a most attractive ceramic tile floor and a range of modern kitchen units in a light veneer type finish with satin chrome handles. These are arranged in a 'U' formation with rounded edged work surfaces, and with a good range of base and matching wall cupboards. There is provision to the side of the inset stainless steel sink for a washing machine, while over to the right there has been fitted an electric cooker. Wall mounted Worcester Green Star gas combination boiler. Range of ceiling light and spotlight fittings and roller blind to both the external door and rear window which looks over the adjacent attractive garden.

BATHROOM Half tiled and fitted with a pampas coloured suite, incorporating a vanity wash basin with storage space beneath and with a mirrored wall cabinet above. Adjacent panelled bath with a Myra Sport Electric Shower above. Adjoining closed coupled low flush WC. Radiator. Roller blind to window, inset halogen lighting to ceiling and access to the loft.

REAR BEDROOM ONE (PRINCIPLE) 15' 1" x 10' 1" (4.59m x 3.07m) (overall) with two windows overlooking the rear garden. Radiator, tv aerial socket, roller blinds and telephone point.

FRONT BEDROOM TWO 11' 3" x 9' 4" (3.43m x 2.84m) (overall) with a similar view as to that from the front Living Room window. The room is equipped with two double wardrobes with linking dressing table with mirror above, whilst above the former is a range of blanket cupboards. Further similar double and single wardrobe opposite. Radiator and blind to the window.

OUTSIDE

GARDEN AND GARAGE The property has a pretty garden, front section laid to block paving to minimise maintenance containing a small shrubbery and an ornamental tree, whilst to the side of the property is a tarmac drive, there is a pair of wrought iron gates which lead to a inner section immediately prior to the Garage 17'9 x 9'1 (overall) with excellent overhead storage and a range of base and wall cabinets fitted to one wall. Fluorescent lighting, up and over door and several power points. Adjacent to the Kitchen is a further blocked paved area suitable for containerised plants and where there is an outside water tap. While a couple of steps leading up via a Rose covered trellis archway, with an access point to the upper main section of the garden which is approximately divided into two, with a lawn and a Cotswold gavelled sitting out area, containing a number of ornamental containers, plant pots and a seat. Being screened by fencing, our client's garage and its neighbour,

this is a pleasant area in which to relax! The footpath continues around to the far side of the Bungalow where there is a wrought iron hand gate.

SERVICES & REMARKS: All mains services. Gas central heating where stated. Telephone subject to BT regulations. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to commission the appropriate investigation before proceeding with the purchase. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor at an early date. The floor plan is guidance only and should not be scaled off. A free copy of the EPC is available on request.

TENURE Freehold

COUNCIL TAX BAND E

POSTAL CODE NP25 3TG

LOCAL AUTHORITY Monmouthshire C.C. Tel: 01633 644644

DIRECTIONS: Leave the town centre via Priory Street, continuing straight on at the Dixton Road/Monk Street traffic lights towards the Dixton Road roundabout with the A40. At this point continue to follow the road signs to the Forest of Dean/Chepstow by turning left at the Wye Bridge traffic lights and continuing straight on at the next road junction, keeping Lidl Supermarket on the right hand side. At the 2nd mini roundabout (by the Mayhill Inn), turn off right and climb hill. Take the first turning left and follow Hillcrest Road around to the right to a T-junction with Justins Hill. Turn left and then take the next left, which is Orchard End. The property will be seen at end of cul-de-sac.

VIEWING: Highly recommended but please by prior appointment via the Agents.

Energy Performance Certificate



8, Orchard End, Wyesham, MONMOUTH, NP25 3TG

Dwelling type: Detached bungalow **Reference number:** 0140-2839-7844-9606-0835
Date of assessment: 01 April 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 01 April 2016 **Total floor area:** 73 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

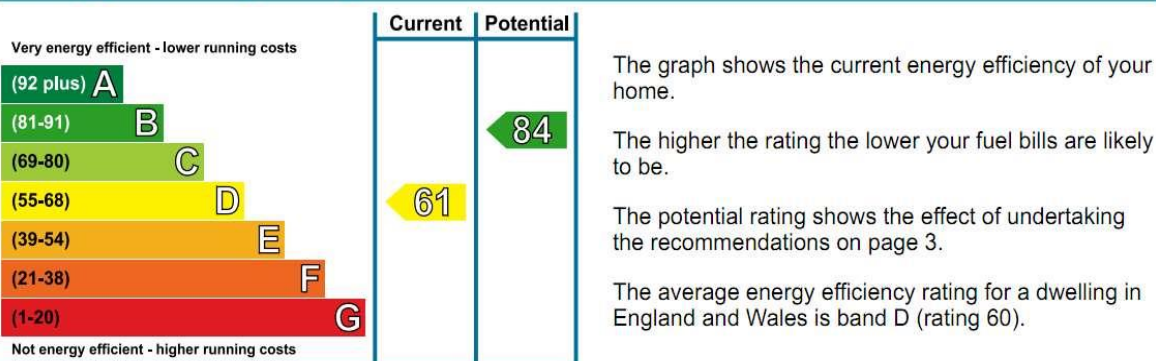
Estimated energy costs of dwelling for 3 years:	£ 2,682
Over 3 years you could save	£ 855

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	
Heating	£ 2,232 over 3 years	£ 1,476 over 3 years	
Hot Water	£ 303 over 3 years	£ 204 over 3 years	
Totals	£ 2,682	£ 1,827	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



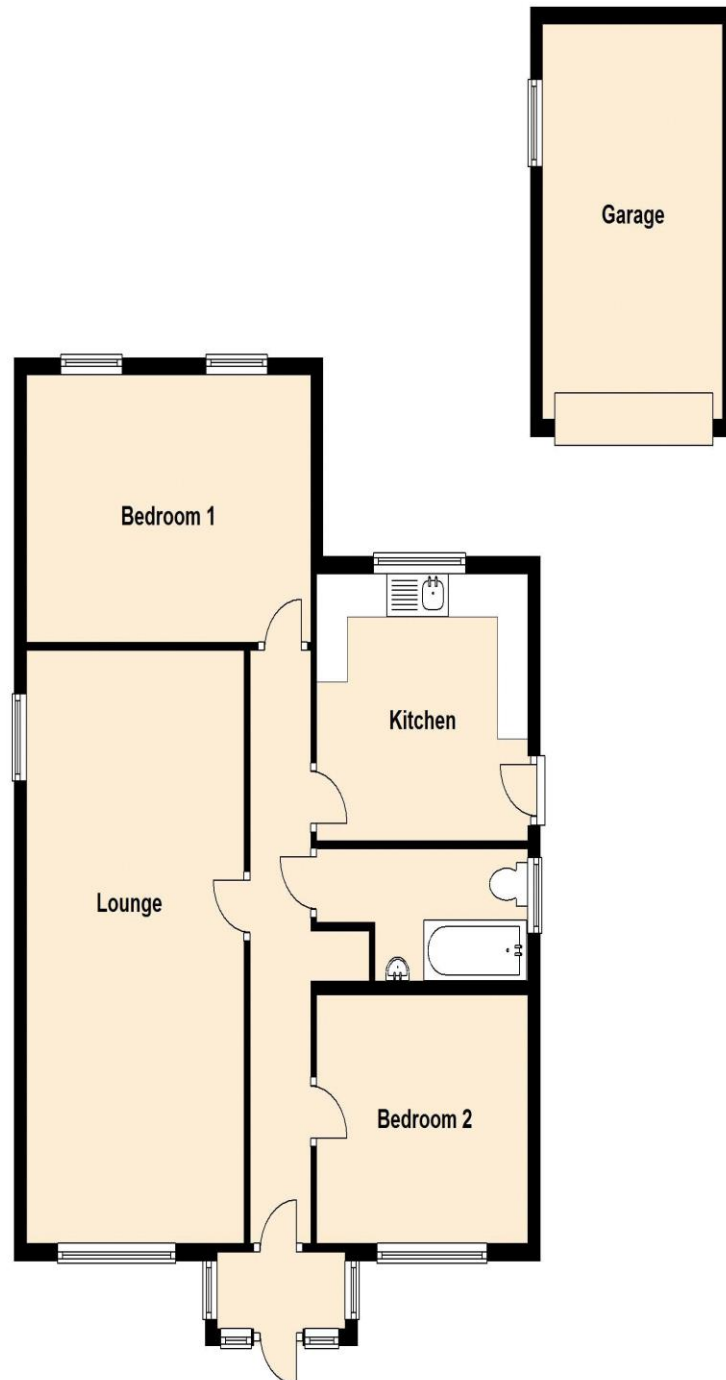
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 507	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 252	✓
3 Solar water heating	£4,000 - £6,000	£ 99	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Ground Floor



Consumer Protection from Unfair Trading Regulations 2008.

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