Webb & James
ESTATE AGENTS

Flat 2 The Lodge, High Street

St. Briavels, GL15 6TB

£169,950

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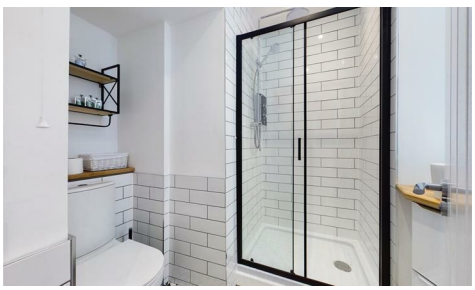
Webb & James are delighted to offer for sale this exceptional two bedroom property. Rarely available in a very sought after location this flat features: Large open plan kitchen / lounge / diner, shower room, cloakroom and gardens. Located in the beautiful village of St Briavels with outstanding elevated rural views and excellent transport links to Chepstow and Bristol.



Entrance Via
Pebbled pathway giving access to front door having inset glazed panels.

Reception Hallway
6'0" x 3'1" (1.83m x 0.96m)
Spot lighting, feature exposed stone walling, wood effect flooring and doors leading off

Bedroom 2
8'11" x 9'1" (2.72m x 2.77m)
Wooden window to front elevation with electric heater under. Newly carpeted with storage alcove.

Bedroom 1
14'2" x 12'1" (4.33 x 3.70)
Exceptionally large room with sash style wooden window to front elevation with pleasant outlook and views. Feature spot lighting and wood effect flooring. Space for wardrobe, electric heating and feature wall lighting.

Cloakroom
8'7" x 4'2" (2.64m x 1.28m)
Spacious with low level push button W.C, Wooden work surface with integrated white sink having black matt effect mixer tap. Sleek white gloss fitted drawers and tiled flooring. Spot lighting and extractor fan.

Inner Hallway
6'0" x 3'1" (1.84m x 0.96m)
Wood effect flooring, loft access and spot lighting. Leading into Open plan living area.

Shower Room
9'6" x 6'4" (2.91m x 1.94m)
Feature double step in shower with matt back sliding glazed doors. Mira decor electric shower with rain head and other attachments. Part metro tiled walls and feature floor tiling. Spot lighting and extractor. Wooden work surface having integrated white sink with matt black waterfall mixer tap and high gloss white drawers under. Grey electric heated towel rail and low level push button W.C. Feature shelving, shaving point and touch screen mirror with lighting.

Open Plan Lounge / Kitchen / Diner
19'5" x 10'9" (5.92m x 3.28m)
Fantastic open plan living space! Large wooden sash window to side having pleasant outlook over gardens and beautiful view point. Wooden sash style window to side with garden outlook. Newly fitted wood effect flooring throughout and spot lighting. Loft access and airing cupboard with shelving.

Kitchen area having excellent range of base and eye level high gloss grey units. Metro tiled splash backs and wooden work surface. Integrated dishwasher, washing machine and fridge. Electric oven, induction hob and composite black sink with drainer having matt black pull out mixer tap. Electric heater.

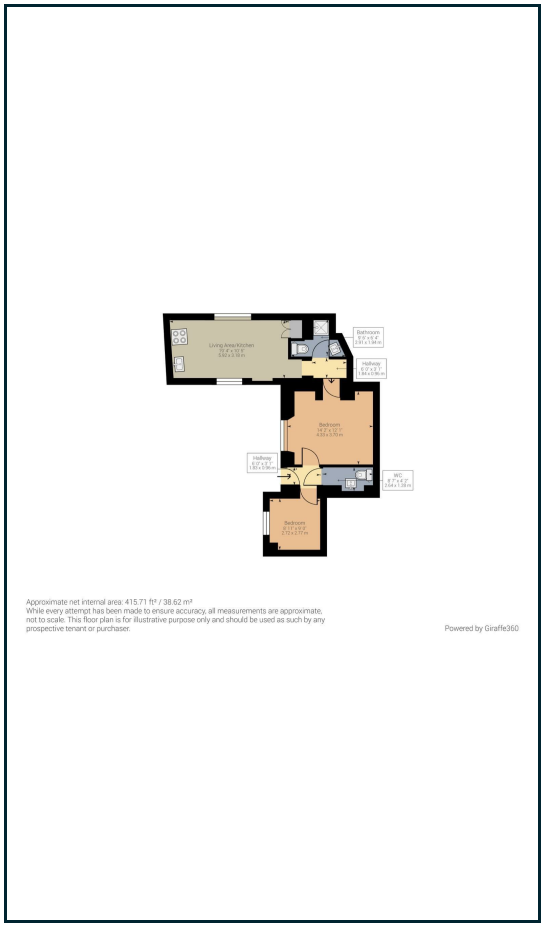
Outside
To the outside of the property the spacious secure garden is easy to maintain. Charming pebbled pathway gives access to the front door and also provides a delightful seating area. The garden is laid mainly to lawn with outside lighting and tap. The garden also benefits from elevated views towards woodland and the wye valley.

Agents Notes
Leasehold

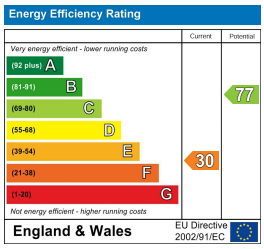
All room sizes are an approximate. Electrical installations, plumbing central heating installations and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of conditions of fitness for purpose is implied by their inclusion. Potential purchasers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

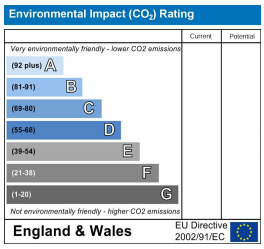
Area Map

Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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