

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 21 Severn Bridge Park Homes

Beachley, Chepstow, NP16 7HQ

No onward chain £185,000



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## Description

The current owners of this park home have completely renovated the property over the past seven years. They have upgraded with UPVC windows and doors, new internal doors, flooring, insulation, a security system, and renewed under home supports. In addition, they have added a stunning conservatory off the living room, offering breath taking views over the River Wye and beyond.

This beautifully presented detached park home is a must-see to fully appreciate all of the upgrades. The property features a reception hall, spacious kitchen dining room with majority built-in appliances and a separate utility room. The dining area opens up to a raised seating area with bi-fold doors, perfect for enjoying the scenic views. The living room leads to the conservatory, which also has access to the raised seating area. A study, two double bedrooms (one with an en-suite shower room), and a bathroom complete the interior.

Outside, the landscaped gardens provide direct access to the residents' riverfront walkway. This park home offers a perfect blend of modern amenities and natural beauty, making it a truly special place to call home.

The property itself is located a short distance away from the village of Sedbury. Sedbury itself, has a range of local facilities to include local shops, butcher, doctors' surgery and chemist.

For the outdoor enthusiast, there are many walks nearby, including the newly opened Wye Valley Greenway and the Offas Dyke footpath. The Forest of Dean and Wye Valley are a short distance away. The market town of Chepstow is also within close proximity with an attendant range of facilities. Bus and rail links, the A48, M48, M4 and M5 motorway networks bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

## Reception Hall

Coving. Recessed shelving. Two useful storage cupboards. Good quality wood effect flooring. Panelled radiator. Doors off.

## Open Plan Kitchen Dining Room

23'04 max x 8'06 (7.11m max x 2.59m)

Coving. Fitted with a matching range of base and eye level storage units with granite effect work surfaces and tile splash

backs. One and half bowl sink and drainer with mixer tap and under counter water filter. Smeg built in electric oven. Four ring Smeg gas burner set into work surface with extractor and lighting over. Integrated dishwasher. Upright fridge freezer to remain. Tiled floor. UPVC double glazed window to side elevation. Door to utility room. Open to dining area. Continuation of tiled floor. Recessed open display with downlighting. Contemporary style radiator. UPVC bi-fold door to rear raised seating area with views over the River Wye towards Wales. Open to living room.

## Utility Room

Coving. Fitted with a matching range of base and eye level storage units. Granite effect work surfaces and tile splash backs. Stainless steel wash hand basin set into work surface with mixer tap. Plumbing and space for automatic washing machine. Cupboard housing wall mounted gas combination boiler. Tiled floor. Panelled radiator. Door to reception hall. Opaque UPVC double glazed door to side elevation.

## Living Room

17'08 x 10'09 (5.38m x 3.28m)

Coving. Feature fireplace with warm air electric heater. Fitted, bespoke media unit with storage and shelving. Good quality wood effect flooring. Panelled radiator. UPVC double glazed window to side elevation. Door to reception hall. Open to dining area. UPVC double glazed french doors to conservatory.

## Conservatory

10'08 x 9'10 (3.25m x 3.00m)

Power points, lighting and ceiling fan. Tiled floor. UPVC double glazed windows to all elevations over looking the River Wye and countryside in Wales. UPVC double glazed door to raised seating area.

## Study

6'7 x 6'7 (2.01m x 2.01m)

Coving. Range of fitted Sharpes office furniture to remain. Panelled radiator. UPVC double glazed window to side elevation.

## Bedroom One

11'11 x 9'05 (3.63m x 2.87m)

Coving. Range of fitted Sharpes bedroom furniture to

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remain. Panelled radiator. UPVC double glazed window to front elevation. Door to en-suite shower room.

### En-Suite Shower Room

Coving. Extractor fan. Low level W.C with pushbutton flush. Wash handbasin and chrome mixer tap set over vanity storage unit. Mirrored cabinet over. Walk in enclosure with fixed rainwater shower head and separate shower attachment. Part shower panels to walls. Tiled floor. Chrome towel radiator. Opaque UPVC double glazed window to side elevation.

### Bedroom Two

9'05 x 9 (2.87m x 2.74m)

Coving. Range of fitted Sharpes bedroom furniture to remain. Panelled radiator. UPVC double glazed window to front elevation.

### Bathroom

Extractor fan. Low level W.C with pushbutton flush. Wash handbasin and chrome mixer tap set over vanity storage unit. Mirrored cabinet with lighting over. Bath with fixed rainwater shower head and separate shower attachment plus glazed shower screen over. Full tiling to walls. Tiled floor. Towel radiator. Opaque UPVC double glazed window to side elevation.

### Garden

The beautifully landscaped gardens must be viewed to be fully appreciated. Featuring porcelain tiled walkways, raised stocked beds, and a raised seating area accessible from both the dining area and conservatory, the gardens offer

brehtaking views of the River Wye and the open countryside and woodland on the opposite side of the river in Wales. Thanks to the thoughtful landscaping, the gardens provide multiple private seating areas and ample space for outdoor dining. 7 x 7 Keter Oakland garden shed to remain. Fence panels to both boundaries. Residents of Severn Bridge Park can enjoy a riverfront walk easily accessible directly from the rear of the property.

### Material Information

Mains gas. Mains electricity. Mains water. Mains drainage. Pitch fees are £195.85 per month. Water and drainage is £31.50 per month.

When you come to sell the property, you will have to pay 10% of the selling price to the site owners.

Residential park for 55 years and over.

Pet friendly.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.gov.uk/>



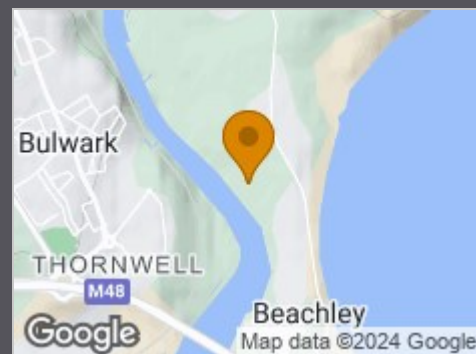
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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