

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 44 Severn Bridge Park Homes

Beachley, Chepstow, NP16 7HQ

£70,000



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## Description

The lodge home requires renovation both inside and out, including some work on one of the exterior walls. Once the renovations are complete and the home is finished to a high standard, its value will significantly increase. The property features a kitchen dining room, living room, and a main showroom, as well as UPVC double glazing and gas central heating. The wrap-around garden also needs some attention. If you're willing to put in some work, you can own a charming lodge home at a fraction of the cost of similar properties of this style.

This select residential development also has a level walk on the banks of the River Wye, with stunning views towards The Severn Estuary, The Severn Bridge and beyond. 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 Wye Valley Greenway and Offas Dyke footpath. The Forest of Dean and Wye Valley are also a short distance away. The market town of Chepstow is within close proximity with an attendant range of facilities along with bus and rail links. The A48, M48, M4 and M5 motorway networks bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

## Living Room 17 x 9'05 (5.18m x 2.87m)

Approached via UPVC double glazed and panelled door. Coving. Feature fireplace with warm air electric heater. Panelled radiator. UPVC double glazed windows to front and side elevations. Door to kitchen/dining room. Door to bedroom one. Open to inner hallway.

## Kitchen Dining Room 11'10 x 9'06 (3.61m x 2.90m)

Coving. Fitted with a matching range of base and eye level storage units with granite effect work surfaces and tile splash backs. Single drainer stainless steel sink and mixer tap. Space for cooker. Extractor hood and lighting over. Space for upright fridge freezer. Plumbing and space for automatic washing machine. Wood effect flooring. Panelled radiator. UPVC double glazed windows to rear and side elevations. UPVC double glazed and panelled door to rear.

## Bedroom One 9'05 x 8'05 (2.87m x 2.57m)

Coving. Wood effect flooring. Panelled radiator. UPVC double glazed window to side elevation.

## Inner Hallway

Coving. Tile effect flooring. Doors off.

## Bedroom Two 9'05 x 8'04 (2.87m x 2.54m)

Coving. Panelled radiator. UPVC double glazed windows to side and rear elevations.

## Shower Room

Low level W.C. Pedestal wash hand basin. Walk in enclosure with mains fed shower. Part tiling to walls. Extractor fan. Tile effect flooring. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

## Parking

Two parking spaces next to property for residents use.

## Garden

Gardens to the front side and rear in need of general maintenance.

## Services

### Council Tax Band - A

## Material Information

Mains gas. Mains electricity. Mains water. Mains drainage.

Tenure - Non Traditional.

When you buy a park home, you own the building itself, but not the land it sits on. Instead, you'll rent the pitch from the site owner.

Pitch fees including water and drainage are £222.68 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 50 years and over.

Pet friendly.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage:

<https://checker.ofcom.org.uk/>

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside Court, Chepstow, Monmouthshire, NP16 5UH

Tel: 01291 418418 Email: [info@houseandhomesales.co.uk](mailto:info@houseandhomesales.co.uk) [www.houseandhomesales.co.uk](http://www.houseandhomesales.co.uk)