

H & H

HOUSE & HOME
PROPERTY AGENTS



22 Severn Bridge Park Homes

Beachley, Chepstow, NP16 7HQ

No onward chain £159,950



Nestled in a lovely riverside setting, this delightful park home has been lived on by the owner for the past 25 years. While it offers a solid foundation, there's ample opportunity to infuse your personal touch and modernise it to your taste.



Description

Nestled in a lovely riverside setting, this delightful park home has been lived on by the owner for the past 25 years. There's ample opportunity to infuse your personal touch and modernise this property to your own taste. Upon entering, you're welcomed by a reception hall leading to a comfortable living room. The adjoining kitchen and dining area, complemented by a utility room, provide an ideal space for cooking and family get-togethers. The home features two spacious double bedrooms, each equipped with built-in wardrobes. The main bedroom boasts the added convenience of an en-suite shower room, while an additional guest shower room ensures comfort for visitors. Outside, the low-maintenance gardens offer a serene outdoor retreat. From the seating area, you can enjoy breath taking views over the River Wye, extending into the picturesque landscapes of Wales. The property also includes a greenhouse, outdoor lighting, and a convenient water tap. This charming park home is ready for you to make it your own. With no onward chain, it's an excellent opportunity to create your ideal riverside haven. Contact us today to arrange a viewing and explore the potential of this inviting property. 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. There is also a regular bus service to Sedbury and Chepstow at the top of the lane. 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

Approached via UPVC panelled door with double glazed insert. Coving. Useful cloak cupboard. Airing cupboard with radiator. Cupboard housing wall mounted gas combination boiler. Doors off.

Living Room 16'11 x 10'08 (5.16m x 3.25m)

Coving. Feature fireplace. Two panelled radiators. UPVC double glazed window to side elevation. UPVC double glazed window to rear elevation with views over the River Wye, towards the Severn Bridge and Wales. Door to kitchen dining room.

Kitchen Dining Room 16'11 x 8'07 (5.16m x 2.62m)

Coving. Range of matching base and eye level storage cupboards with work surfaces and tile splash backs over. One and half bowl sink and mixer tap set into work surface. Cooker to remain. Fridge freezer to remain. Tile effect flooring to kitchen area. Panelled radiator. UPVC double glazed window and sliding patio door to side elevation. UPVC double glazed window to rear elevation with views over the River Wye, towards the Severn Bridge and Wales. Door to utility room.

Utility Room 7'07 x 5'02 (2.31m x 1.57m)

Coving. Matching base and eye level storage units with work surface and tile splash back. Stainless steel sink and mixer tap set into work surface. Plumbing and space for automatic washing machine. Space for tumble dryer. Useful storage cupboard. Tile effect flooring. Panelled radiator. UPVC opaque double glazed and panelled door to side elevation.

Bedroom One 12'03 to recess x 9'06 (3.73m to recess x 2.90m)

Coving. Range of built in wardrobes and bedroom furniture. Panelled radiator. UPVC double glazed window to side elevation. Door to en-suite shower room.

En-Suite Shower Room

Coving. White suite to include low level W.C. Pedestal wash hand basin with tile splash back. Corner enclosure with mains fed shower. Wood effect flooring. Extractor fan. Opaque UPVC double glazed window to side elevation.

Bedroom Two 11'01 x 9'05 to recess (3.38m x 2.87m to recess)

Coving. Range of built in wardrobes and bedroom furniture. Panelled radiator. UPVC double glazed windows to front and side elevations.

Shower Room

Coving. White suite to include low level W.C. Pedestal wash hand basin with tile splash back. Double enclosure with mains fed shower. Panelled radiator. Wood effect flooring. Extractor fan. Opaque UPVC double glazed window to side elevation.

Garden

The property's low-maintenance gardens are primarily at the rear, with paved footpaths on both sides lined with neatly stocked borders. The rear garden features a charming seating area, perfect for enjoying the stunning sunsets, views of the River Wye, extending beyond to Wales, the Prince of Wales and Severn Bridges and out into the Severn Estuary. Additionally, there is a greenhouse that will remain, along with outdoor lighting and a water tap for convenience.

Parking

Residents parking plus guest parking a short distance away.

Material Information

Mains gas. Mains electricity. Mains water. Mains drainage. Council tax band A.

Tenure - Park homes are neither freehold or leasehold.

Pitch fess and water and drainage charged at £186.50 per month.

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

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.

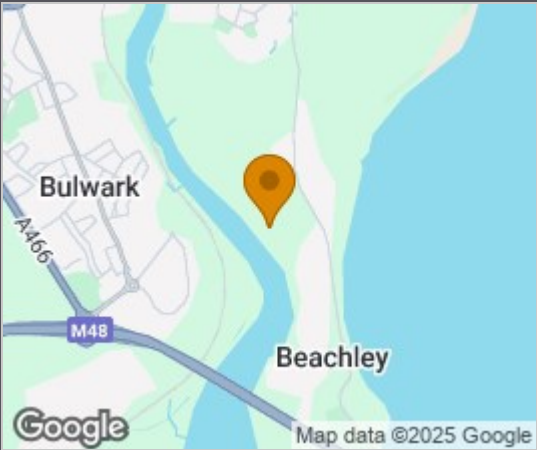
Residential park for 50 years and over.

Pet friendly.

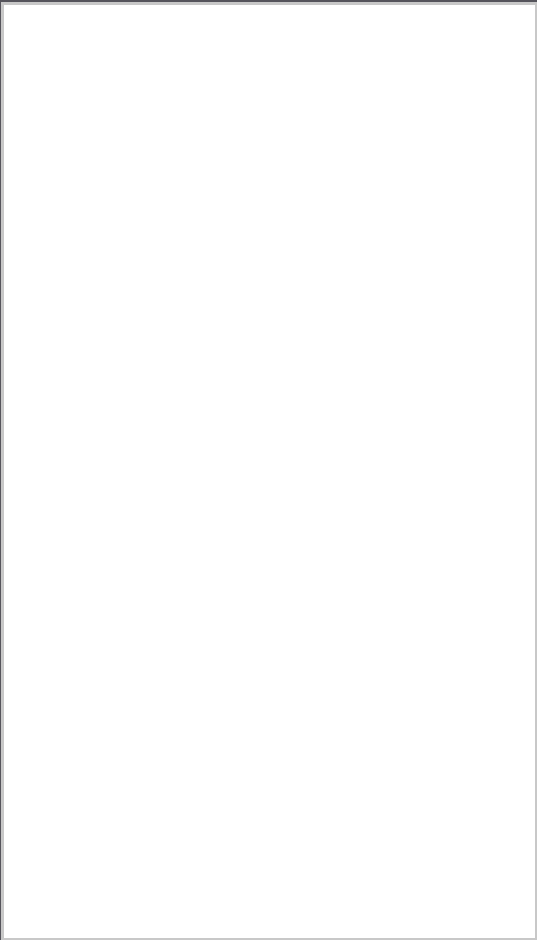
Broadband and mobile coverage.

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

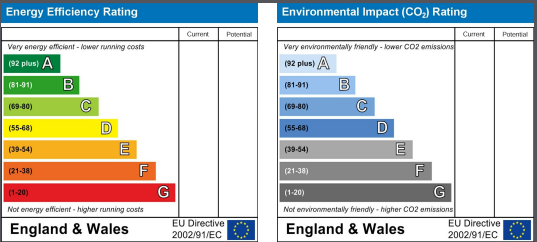
Area Map



Floor Plans



Energy Efficiency Graph



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