



DIRECTIONS

From our Chepstow Office proceed along the A48 in the direction of Newport, proceeding past St. Pierre Country Club on the left hand side. At the next roundabout take the first exit heading toward Caldicot and then first left again, continue along this road where after approximately half a mile you will find the property on the left hand side.

SERVICES

Mains electricity and water, communal LPG gas and shared drainage system forming part of the management fee.
Council Tax Band B

MAINTENANCE AND SERVICE CHARGE

The property is subject to communal ground rent and maintenance charges that equate to around £281.32pcm (as from September 2024) including water rates. This charge is assessed in September every year.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



1 ST PIERRE COUNTRY PARK, PORTSKEWETT, CALDICOT, MONMOUTHSHIRE, NP26 5TT



£182,500

Sales: 01291 629292
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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Moon and Co. are delighted to offer to the market 1 St. Pierre Country Park. The property is the former show home of the development and benefits from a larger than usual garden. The property is situated within this popular park home development, offering all year round living. The site is accessed via electric gates leading to the communal road system and if you follow the one-way system around to the right hand side, just before continuing back towards the electric gates, you will find the property on the right hand side, next to the front entrance. The park home benefits from off road parking to the front and spacious private gardens. Internally the property comprises an open plan kitchen/living/ dining space with vaulted ceiling and with access to inner hallway which leads to two double bedrooms, one with en-suite shower room, as well as family bathroom. The site benefits from maintenance of the communal areas and green spaces.

There is a bus service outside the park site with good commuter links with A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

5.90m x 4.74m (19'4" x 15'6")

A superb open plan living space complete with designated kitchen, dining and living areas. This room benefits from vaulted ceiling with spot lighting and French doors as well as full height windows leading to the veranda situated at the front of the property. The kitchen area itself is appointed with a matching range of base and eye level storage units with inset one and half bowl and drainer stainless steel sink unit with chrome mixer tap. Fitted appliances include inset four ring gas hob with stainless steel extractor over, electric fan assisted oven below, integrated washing machine, fridge and freezer as well as wine cooler. Ceramic tiled splash backs. The kitchen/dining area also benefits from high quality wood effect laminate flooring. The room boasts a modern cast iron wood burner and access to:

INNER HALLWAY

With Velux roof light and front entrance door.

BEDROOM ONE

3.33m x 4.17m (10'11" x 13'8")

A sizeable double bedroom with a range of fitted bedroom furniture and mirrored sliding wardrobes with window to side elevation and access to:-

EN-SUITE SHOWER ROOM

Comprising a three piece white suite to include low level WC, wash hand basin with chrome mixer tap inset into vanity unit and corner shower cubicle with chrome mains fed shower over. Frosted window to side elevation.

BEDROOM TWO

2.88m x 3.51m (9'5" x 11'6")

A double bedroom with a range of fitted bedroom furniture to include wardrobe. Window to side elevation. Loft access point.

BATHROOM

Comprising a three piece white suite to include low level WC, wash hand basin with chrome mixer tap inset into vanity unit and 'P' shaped bath with chrome taps and chrome mains fed shower over. Also fitted with fully tiled walls and flooring. Frosted window to side elevation.

OUTSIDE

To the front the property is approached via a brick driveway with parking for one vehicle. To the front of the lodge home is a covered veranda with outdoor lighting and composite decking with the rear garden predominately laid to an astro turf lawn and patio area, offering a private and sunny space to enjoy. The property is located on a spacious corner plot.

SERVICES

Mains electricity and water, communal LPG gas and shared drainage system forming part of the management fee.

MAINTENANCE AND SERVICE CHARGE

The property is subject to communal ground rent and maintenance charges that equate to approximately £281.32 pcm (as from September 2024) including water rates. This charge is assessed annually in September.

