



DIRECTIONS

From Chepstow town centre proceed up the High Street through the town arch continuing up Moor Street turning left at the T-junction onto the A48. Proceed down the hill, through the traffic lights, over the bridge taking the right turn signposted Sedbury. At the roundabout take the second exit and proceed through Sedbury dropping down the hill and bearing right. Continue along this road passing the left turn to Loop Road taking the next right turn into the access road for Severn Bridge Park. Continue around the Park on the one way system following the numbering where you will find the property.

SERVICES

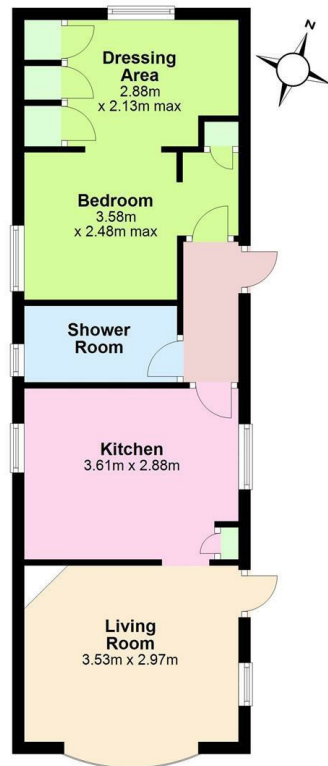
All mains services are connected, to include mains gas central heating.
Council Tax Band A

MAINTENANCE AND SERVICE CHARGE

Pitch fee per month is £191.18 plus £31.50 Water and Sewerage. So £222.68 paid by direct debit
Annually that's £2294.64 plus £378.00. Total for year £2672.64

TENURE - FREEHOLD

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



**46 SEVERN BRIDGE PARK, BEACHLEY, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7HQ**



£145,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

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.

46 Severn Bridge Park is a well-presented park home, situated on this popular development, set on the banks of the River Wye. There are numerous walks nearby and with Sedbury village offering local shops, butcher's, a Spar shop with post office and Doctors' surgery. The market town of Chepstow is also close at hand with its more attendant range of facilities. You will also find bus and rail links here, the A48, M48 and M4 all bringing Newport, Cardiff and Bristol within close proximity

The property briefly comprises: reception hall, living room, kitchen/dining area, bedroom with dressing area and shower room. Outside the property benefits from low maintenance garden and a designated parking area.

ENTRANCE HALL

uPVC door leads to the entrance hall.

BEDROOM

3.58m x 2.48m maximum (11'8" x 8'1" maximum)

A generous double bedroom with window to the side elevation. Open archway leading to: -

DRESSING ROOM

2.88m x 2.13m maximum (9'5" x 6'11" maximum)

Previously a single bedroom which was converted into a dressing room with fitted wardrobes and window to the rear elevation.

INNER HALL

With storage cupboard.

SHOWER ROOM

Comprising a modern neutral suite to include double width walk-in shower cubicle with electric shower over, low level WC and wash hand basin with mixer tap inset to vanity unit. Heated towel rail. Frosted window to the side elevation.

KITCHEN/DINING ROOM

3.61m x 2.88m (11'10" x 9'5")

Comprising a range of fitted base and eye level storage units with ample work tops over. Tiled splashbacks. Inset stainless steel one bowl and drainer sink unit. Freestanding cooker and under counter appliances to include fridge, freezer and washing machine. Space for dining table. Cupboard housing hot water tank. Storage cupboard with shelving. Windows to side elevations. Open to :-

LOUNGE

3.53m x 2.97 (11'6" x 9'8")

With windows to front and side elevations and door leading to the side of the property. Gas fire with back boiler.

OUTSIDE

To the front there is off-street parking for two vehicles. Gated pathway and steps lead to entrance. Low maintenance wrap around garden areas, laid to stones and paving slabs. At the rear is a patio providing an ideal space for dining and entertaining. Useful storage shed. Range of mature plants and shrubs.

SERVICES

Mains gas, electricity and water. Communal septic tank.

AGENTS NOTE

Anybody purchasing the property should be aware that when you come to sell, 10% of the sale price is to be paid back to the owners of the site.

