



## 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.



GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 564 sq.ft. (52.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



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



**£130,000**

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



Offered to the market with the benefit of no onward chain, this Severn Bridge Park property comprises a two bedroom detached park home, offering well-planned living accommodation to include fully fitted kitchen, open to a well-proportioned lounge/dining room with patio doors to garden, two bedrooms both benefiting built-in wardrobes and a shower room. Further benefits include off-street parking for two vehicles and low maintenance gardens to both sides and rear of the property. Internal viewing is highly recommended.

Being situated in Beachley, a number of facilities are close at hand in nearby Sedbury to include local shops and pub as well as Doctors and chemist, with a further range of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

**ENTRANCE HALL**

Frosted uPVC door. Useful storage cupboard with shelving.

**KITCHEN**

**3.56m x 2.77m (11'8" x 9'1")**

Comprises an extensive range of fitted base and eye level storage units with laminate worktops and tiled splashbacks. Inset one and a half stainless steel bowl and drainer sink unit. Four ring electric hob with concealed extractor over and oven/grill below. Space for fridge/freezer and washing machine. Double aspect windows to both sides. Cupboard housing gas boiler. Open to: -

**LOUNGE/DINING ROOM**

**4.67m x 3.96m (15'4" x 13'0")**

Bay window to front elevation, window and sliding door to side. Feature fireplace with gas fire.

**BEDROOM 1**

**3.28m x 2.54m (10'9" x 8'4")**

Double bedroom with window to side elevation. Two built-in wardrobes.

**BEDROOM 2**

**2.64m x 2.36m (8'8" x 7'9")**

Single bedroom with window to side elevation. Range of built in bedroom furniture.

**SHOWER ROOM**

Comprising a modern neutral suite to include double shower cubicle with electric shower over and sliding glass shower screen, low level WC and pedestal wash hand basin. Part tiled walls. Frosted window to side elevation.

**OUTSIDE**

Off-street parking for two vehicles, gated pedestrian pathway with steps leading up to the front entrance. Garden areas are very low maintenance with an area laid to stones. Paved patio area at the rear with range of mature plants and shrubs. Useful lockable storage unit. Further garden area to both side of the property laid to stones and paving slabs.

**SERVICES**

Mains gas, electricity and water. Communal septic tank. 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

**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.

