



DIRECTIONS

From Chepstow town centre, proceed along the A48 towards Newport. After passing St Pierre Marriott Golf Resort on your left at the next roundabout take the first exit and then first left. After around ½ mile you will find the site entrance on your left-hand side accessed via wrought iron gates. The property is on the left, just past the site office as you enter the parks one way system.

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 around £280 pcm including water rates. This charge is assessed in September every year.

TENURE - LEASEHOLD

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



**33 ST. PIERRE COUNTRY PARK, PORTSKEWETT,
CALDICOT, MONMOUTHSHIRE, NP26 5TT**



£172,000

**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 a property in St. Pierre Country Park. The property is situated within this popular park home development, offering all year round living. The property has recently been re-carpeted throughout and is being sold with the benefit of no onward chain. 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 property benefits from off road parking to the side and a private garden with views towards the River Severn.

Being situated in Portskewett a range of facilities are close at hand to include shop, pharmacy, pub and restaurant. With a further range of amenities in nearby Caldicot and Chepstow. There is a bus stop located opposite the site offering superb transport links.

KITCHEN/LIVING/DINING ROOM

5.9m x 4.84m (19'4" x 15'10")

Fantastic open plan living space benefiting from vaulted ceiling with spotlighting, modern cast iron wood burner, French doors and 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. Freestanding table top dishwasher. 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 and wood effect laminate flooring. Access to: -

INNER HALL

With Velux roof light and front entrance door.

FAMILY 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. Fully tiled walls and tiled flooring. Frosted uPVC double glazed window to side elevation.

BEDROOM 2

2.87m x 3.51m (9'4" x 11'6")

A double bedroom with a range of fitted bedroom furniture with one of the cupboards housing boiler and water tank. Double wardrobe. Loft access point. Window to side elevation.

BEDROOM 1

3.29m x 2.95m (10'9" x 9'8")

A sizeable double bedroom with a range of fitted bedroom furniture and mirrored sliding wardrobes. Window to side elevation. Access to: -

EN-SUITE SHOWER ROOM

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

OUTSIDE

To the front the property is approached via a brick driveway with parking for two vehicles. To the front of the lodge home is a covered veranda with outdoor lighting and composite decking with the rear garden predominately laid to lawn with some mature trees, offering a private and sunny space to enjoy.

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 £280 pcm including water rates. This charge is assessed annually in September.

