



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 on the left.

SERVICES

Mains gas, electricity and water. Communal septic tank.
Council Tax Band A.

MAINTENANCE AND SERVICE CHARGE

Pitch fee per month is £191.18 plus £31.50 Water and Sewerage = £222.68 to be paid by direct debit.
Therefore total per annum - £2,672.16

TENURE - FREEHOLD

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



6 SEVERN BRIDGE PARK, BEACHLEY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7HQ



£147,500

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

Offered to the market with the benefit of no onward chain, this Severn Bridge Park home is well presented and has been maintained to a high standard. The property comprises a one double bedroom detached park home, offering well-planned living accommodation to include fitted kitchen, sitting room one double bedroom and a bathroom. Further benefits include off-street parking for one vehicle and low maintenance gardens to both sides and rear of the property. The property has views towards the River Wye and Severn Bridge to the rear. 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
With uPVC door to side elevation.

BEDROOM
3.5m x 2.84m (11'5" x 9'3")
A double bedroom with a window to the rear elevation.

BATHROOM
1.89m x 2.39m (6'2" x 7'10")
Appointed with a three-piece suite to include low level WC, pedestal wash hand basin with chrome mixer tap and walk-in accessibility bath. Frosted window to side elevation.

KITCHEN
2.38m x 3.5m (7'9" x 11'5")
Appointed with a matching range of base and eye level storage units with granite effect worktops. One bowl and drainer black sink unit with mixer tap. Space for fridge/freezer and washing machine. Storage cupboard. Windows to both side elevations.

SITTING ROOM
3.5m x 3.6m (11'5" x 11'9")
Bay window to front elevation and window to the side. Door to outside.

OUTSIDE
Pretty garden with low maintenance gravel borders with a range of mature trees and shrubs. Decked area at the rear with raised flower bed. Gate to side. Benefits from views of the River Wye and towards the Severn Bridge.

PARKING
Allocated parking for two vehicles.

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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.
The washing machine, fridge/freezer, microwave and counter top oven to be part of the sale.
Severn Bridge Park is for residents of the age of 50 years and above.

