



## 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 your right hand side.

## SERVICES

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

## MAINTENANCE AND SERVICE CHARGE

Pitch fee per month is £155.07 plus £31.50 Water and Sewerage = £186.57 to be paid by direct debit.  
Therefore total per annum - £2,238.84

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



## 55 SEVERN BRIDGE PARK HOMES, BEACHLEY, CHEPSTOW, NP16 7HQ



**£159,500**

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



Offered to the market with the benefit of no onward chain, this two-bedroom Severn Bridge Park home benefits from low maintenance gardens to the rear and side along with off-road parking. The property comprises two double bedrooms, the main with en-suite shower room and both with built in wardrobes, with the well-planned living accommodation providing spacious sitting room open to the dining area, fitted kitchen and utility room.

Being situated in Beachley, a number of facilities are close at hand in nearby Sedbury to include local shops and pub as well as Doctor's surgery 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.

**HALLWAY**

Half glazed uPVC door leads into reception hall. Three useful storage cupboards and access to: -

**SITTING ROOM**

**5.12m x 3.20m (16'9" x 10'5")**

Bay window to front and window to side elevations. Feature gas fire. Open plan to: -

**DINING ROOM**

**2.62m x 2.45m (8'7" x 8'0")**

Bay window to front elevation.

**KITCHEN**

**2.61m x 2.66m (8'6" x 8'8")**

Appointed with a range of base and eye level storage units with ample work surfacing over. Inset one and a half bowl and drainer sink unit with chrome mixer tap and tiled splashbacks. Built-in oven with four ring gas hob with extractor hood over. Space for dishwasher and fridge/freezer. Pantry cupboard. Window to side elevation. Door to :-

**UTILITY ROOM**

**2.24m x 1.59m (7'4" x 5'2")**

Appointed with a range of base and eye level storage units with ample work surfacing over. Inset one bowl sink unit with chrome mixer tap and tiled splashbacks. Wall mounted gas boiler. Frosted door to side elevation.

**BEDROOM 1**

**2.90m x 3.76m (9'6" x 12'4")**

A double bedroom with window to side elevation. Built-in double wardrobe. Door to:-

**EN-SUITE SHOWER ROOM**

Comprising a three piece suite to include corner shower cubicle with chrome mains fed shower over, wash hand basin with chrome taps inset to vanity storage unit and low level WC. Fully tiled walls. Frosted window to side elevation.

**BEDROOM 2**

**2.88m x 3.40m (9'5" x 11'1")**

A double bedroom with window to side elevation. Built-in wardrobes.

**BATHROOM**

Comprising a three piece suite to include panelled bath with chrome taps and hand held shower attachment over, wash hand basin inset to vanity storage unit with chrome tap and low level WC. Wood effect flooring and fully tiled walls. Frosted window to side elevation.

**OUTSIDE**

Low maintenance gardens all around the property. Paved areas and stone chip borders. Sizeable shed to remain. Outside tap. Parking to the front.

**SERVICES**

Mains gas, electricity and water. Communal septic tank.  
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Therefore total per annum - £2,238.84

**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. Severn Bridge Park is for residents of the age of 50 years and above.

