



### 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 left-hand side.

### SERVICES

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

### MAINTENANCE AND SERVICE CHARGE

The pitch fee is currently (from 1st July 2025) £160.49 per calendar month and the water rates (payable with the pitch fee) is £32 pcm - total of £192.49 per month.  
Age restriction - 50 years and above.

### TENURE - FREEHOLD

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



## 25 SEVERN BRIDGE PARK HOMES, BEACHLEY, GLOUCESTERSHIRE, NP16 7HQ



**£189,950**

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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.

Riverfront living with beautiful views over the River Wye and towards the two Severn Bridge Crossings are the features that greet you at this spacious two-bedroom park home. Offered to the market with the benefit of no onward chain, 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, and through to the conservatory. The fitted kitchen benefits from built-in appliances to include fridge/freezer, dishwasher, hob and oven with space for washing machine. Outside there are low maintenance gardens with patio area to sit and enjoy the views, and off road parking for one vehicle.

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.

#### ENTRANCE HALL

**2.06m x 1.93m (6'9" x 6'3")**

uPVC glazed double doors lead into the entrance hall. Spacious storage cupboard. Double doors lead to:-

#### SITTING ROOM

**4.21m x 3.94m (13'9" x 12'11")**

A spacious reception room with feature fireplace with inset electric fire. Window to side elevation. Open plan to the dining area.

#### DINING AREA

**2.89m x 2.78m (9'5" x 9'1")**

With window to side elevation and patio door to :-

#### CONSERVATORY

uPVC constructed conservatory which benefits from stunning river views. Door to garden.

#### KITCHEN

**4.51m x 2.88m (14'9" x 9'5")**

The kitchen is accessed from hallway and sitting room and appointed with a good range of base and eye level storage units with ample work surfacing over. Informal island unit, perfect for dining. Integrated appliances include four ring gas hob with extractor over, double oven, dishwasher and fridge/freezer. Space for washing machine. Window to side elevation.

#### BATHROOM

Appointed with a three-piece suite to include corner bath with electric shower over, low level WC and wash hand basin inset to vanity storage unit. Window to side elevation.

#### INNER HALL

Spacious storage cupboard housing modern gas combination boiler.

#### BEDROOM 1

**3.77m x 2.88m (12'4" x 9'5")**

A double bedroom with windows to front and side elevations. Range of built-in bedroom furniture. Door to :-

#### EN-SUITE SHOWER ROOM

Frosted window to side elevation. Double shower unit with chrome shower attachment, low level WC and wash hand basin inset to vanity storage unit.

#### BEDROOM 2

**3.95m x 2.89m (12'11" x 9'5")**

Double bedroom with windows to front and side elevations. Range of built-in bedroom furniture.

#### OUTSIDE

To the front of the property is a level lawn with mature tree and paved pathway. Off road parking for one vehicle. To the rear and side are paved patio areas with stunning views of the river and beyond.

