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 electricity and gas are connected.
Council tax band A.

TENURE - FREEHOLD

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

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.

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

2 1 1

£109,500

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

Offered to the market with the benefit of no onward chain, this two-bedroom Park Home benefits from low-maintenance wrap around gardens, which feature countryside views towards the Prince of Wales Bridge. The well-planned accommodation comprises two double bedrooms both with built-in wardrobes, shower room and spacious open plan kitchen/dining/sitting room. The property also benefits from off-road parking.

Being situated in Beachley, a number of facilities are close at hand in nearby Sedbury to include local shops, 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.

SITTING ROOM
3.55m x 3.85m (11'7" x 12'7")
A uPVC door leads into the sitting room with bay window to front elevation and windows to both side elevations. Wooden effect panelled walls and feature fireplace with gas fire. Cupboard housing the gas combi boiler. Open plan to:-

KITCHEN
3.63m x 2.18m (11'10" x 7'1")
Appointed with a good range of base and eye level storage units with ample marble effect work surfacing over. One bowl and drainer stainless steel sink unit with chrome mixer tap. Under counter washing machine, full height fridge/freezer, and free standing gas cooker to remain. Ample room for a table and chairs. Fully tiled walls. Windows to both side elevations. Door to:-

INNER HALLWAY
With storage cupboard, and half-glazed uPVC door which leads out to the balcony.

BEDROOM 2
2.42m x 2.59m (7'11" x 8'5")
A double bedroom with window to side elevation.

SHOWER ROOM
Comprising a three piece suite to include low-level WC, pedestal wash hand basin with chrome taps and a double shower unit with electric shower over. Part-panelled walls. Frosted window to side elevation.

BEDROOM 1
3.56m x 2.44m (11'8" x 8'0")
A double bedroom with window to side elevation. Range of built-in bedroom furniture. Air conditioning unit.

OUTSIDE
At the front of the property there is off street parking for one vehicle. The property benefits from low-maintenance gardens which wrap around the property and have lovely views over the second Severn crossing and fields. There is a garden shed which will remain.

SERVICES
Mains electricity and gas are connected.

AGENTS NOTE
Our vendors have advised that 1 year's pitch fees will be paid upfront inclusive of water rates.
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.
The site states one vehicle and two pets per property.