



DIRECTIONS

From our Chepstow office, proceed up the High St turning left onto the A48. Proceed along this road continuing over the Wye Bridge taking the next right turn towards Sedbury. At the roundabout take the first exit and continue along this road without deviation. Continue to Beachley turning right into Severn Bridge Park. Proceed along the road where following the numbering you will find the property on the right.

SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band A.

MAINTENANCE AND SERVICE CHARGE

The property is subject to Park Rules and is to be maintained and kept in good order. The pitch fee is £ TBC , which includes water and sewerage costs, maintenance for private road and private lighting, and Forest of Dean rates of £ TBC, which are both monthly charges. The property is owned in Legal Entity – this is an indefinite agreement which entitles you to live on site in the park home as long as you abide by the park rules.

TENURE - LEASEHOLD

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



**35 SEVERN BRIDGE PARK, BEACHLEY, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7HQ**



£150,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

35 Severn Bridge Park comprises a well presented and detached park home, situated within this popular area. The property benefits from reception hall providing access to two bedrooms, one with en-suite as well as separate bathroom. Also with access to the living room which is open to the kitchen dining room, offering further access to the utility room. Outside the property benefits from off-road parking and with low maintenance gardens.

Being situated in Beachley a range of local facilities are close at hand to include local shop, pub, doctors and pharmacy. There are good, bus, road and rail links with the A48, M4 and M48 motorway networks.

RECEPTION HALL

Frosted uPVC double glazed front door and two storage cupboards.

LIVING ROOM

19'5" x 10'5"

A bright and spacious reception room with uPVC double glazed bay windows to front and side elevations as well as feature electric fireplace. Archway open to dining area.

KITCHEN/DINING ROOM

19'5" x 8'8"

This open plan kitchen dining room benefits from uPVC double glazed bay window to front elevation and window to side as well as storage cupboard. The kitchen area itself is appointed with a matching range of base and eye level storage units with fitted appliances to include inset four ring gas hob, electric fan assisted oven and grill with extractor over and with space for fridge freezer. Also fitted with one and a half bowl and drainer sink unit with mixer tap. Vinyl flooring and access to utility room.

UTILITY ROOM

Appointed with a matching range of base and eye level storage units with granite effect worktops. Stainless steel one bowl sink with chrome mixer tap and with space and plumbing for washing machine and tumble dryer. Cupboard housing Combi boiler as well as separate storage cupboard. Also with frosted uPVC double glazed door to side elevation, ceramic tiled splashbacks and vinyl flooring.

BEDROOM 1

13'4" x 9'5"

A generous double bedroom with a range of fitted bedroom furniture and wardrobes. Access to en-suite shower room. uPVC double glazed window to rear elevation.

EN-SUITE SHOWER ROOM

Comprising a three-piece white suite to include low level WC, pedestal wash hand basin with chrome taps and shower cubicle with mains fed shower over. Tiled walls, vinyl flooring and frosted uPVC double glazed window to side elevation.

BEDROOM 2

10'9" x 9'5"

A double bedroom with a range of fitted bedroom furniture and wardrobes. uPVC double glazed window to side elevation.

FAMILY BATHROOM

Comprising a three-piece white suite to include low-level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome mixer tap with shower attachment over. Also fitted with part tiled walls, vinyl flooring and with frosted uPVC double glazed window to side elevation.

OUTSIDE

The property is approached via gated access to the gardens and with off-road parking. The gardens offer a low maintenance paved garden bounded by fencing.

