



DIRECTIONS

From our Chepstow office, proceed over the new Wye Bridge towards Lydney taking the first turning on your right. At the mini-roundabout, take second exit and then follow the road towards Beachley. After passing the turning on your left to Inner Loop Road, continue along the main road for approximately a quarter of a mile where you will see the entrance to Severn Bridge Park on your right. The property is on the left as you follow the one-way road around.

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 approximately £200.00 pcm, which includes water and sewerage costs and maintenance and lighting for private road. 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.



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



£155,000

**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 necessarily 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.

10 Severn Bridge Park comprises of a well presented park home offering spacious and well appointed accommodation benefiting from uPVC double glazing and gas central heating throughout and located on this popular and established development close to the historic town of Chepstow with its attendant range of facilities. This property enjoys a particularly attractive location with views to the rear across unspoiled open countryside across to the River Wye and Severn Estuary beyond.

ENTRANCE HALL

With door and window to side elevation.

LIVING ROOM

19'4" x 12'1"

With windows and French doors to side elevation.
Feature fireplace. Double glass doors leading into: -

KITCHEN/DINING ROOM

19'4" x 11'1"

Windows to rear and side elevations, door to side.

Tastefully appointed with a matching range of base and eye level storage units with ample work surfacing over. A range cooker with 5 ring gas hob, electric oven with stainless steel extractor fan over. Inset one and a half stainless steel drainer sink unit. Space for washing machine and fridge.

INNER HALLWAY

Leading to: -

BATHROOM

Window to side elevation.

White three piece suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin.

BEDROOM 1

10'5" x 9'6"

Window to side elevation

A double bedroom with built-in wardrobes.

EN-SUITE SHOWER ROOM

Window to side elevation.

Single shower unit, low-level WC and pedestal wash hand basin.

BEDROOM 2

10'2" x 9'2"

Window to side elevation.

Double bedroom with built-in wardrobe.

OUTSIDE

Paved garden to front, side and rear with excellent views across unspoiled open countryside towards the River Wye and Severn Estuary beyond.

Parking space in front of the property.

