

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.

MAINTENANCE AND SERVICE CHARGE

Pitch fee per month is currently £198.98 which includes the water/sewage charge.

TENURE - FREEHOLD

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



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

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£125,000

Sales: 01291 629292
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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.

Offered to the market with the benefit of no onward chain and situated at Severn Bridge Park, the home comprises two double bedrooms, well-planned living accommodation providing spacious kitchen/living/dining area and shower room. The property benefits from low maintenance gardens with views over open countryside towards the second Severn crossing.

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

Half glazed uPVC door leading into the hallway with wooden effect flooring.

OPEN PLAN KITCHEN/LIVING/DINING AREA
6.00m x 4.16m max. (19'8" x 13'7" max.)

Wooden effect flooring throughout. The kitchen area has a range of wooden eye and base level cupboards with granite effect work surfaces, subway style splashbacks and inset one and a half bowl stainless steel sink and drainer with chrome mixer tap. Built-in four ring electric hob with stainless steel extractor fan over and oven below. Space for washing machine and fridge/freezer. Worcester combi boiler. Dual aspect with window and French doors to side elevations. The sitting room area has a Bay window to the rear with views towards the second Severn crossing and open fields beyond and also a window to the side elevation. Feature fireplace with gas fire.

INNER HALLWAY

With a spacious storage cupboard.

BEDROOM 1
3.59m x 2.30m overall (11'9" x 7'6" overall)

Fitted with a good range of built-in cupboards and storage with dressing table. Bay window to the side elevation.

BEDROOM 2
2.34m x 2.70m (7'8" x 8'10")

With a range of built-in wardrobes and a window to the side elevation.

SHOWER ROOM

Comprises a double shower unit with glass shower screen and chrome shower attachment, wash hand basin inset to vanity storage unit with chrome taps and tiled splashbacks and a low level WC. Frosted window to the side elevation. Wooden effect flooring.

OUTSIDE

The property benefits from low maintenance gardens with views over open countryside towards the second Severn crossing, mainly laid to paving stones with gated pedestrian access.

SERVICES

Mains gas, electricity and water.

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.

