



40 Severn Bridge Park Home, Beachley, Chepstow, Gloucestershire, NP16 7HQ

£169,950



DIRECTIONS From Chepstow 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 first left and proceed through Sedbury dropping down 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

SERVICES
All mains services are connected.

TENURE - LEASEHOLD
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 their 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 furnishings.

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 fact.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Description

The property comprises a brand new residential park home with L-shaped reception hall, useful storage cupboard. Off the reception hall, living room, which benefits from brand new sofa, armchair and electric fire, open to the dining area with table and chairs,(to remain), which in turn is open to the kitchen with fully integrated appliances. Off the kitchen, there is a good size utility room with store cupboard off. Also from reception hall master bedroom with fitted bedroom furniture and dressing area leading through to stunning en-suite shower room. There is also guest bedroom 2 and superb family bathroom. Outside there is parking for two vehicles plus low maintenance gardens with good size sun terrace to rear. The property itself is situated on this popular development, set on the banks of the River Wye. There are numerous walks nearby as well as Sedbury with local shops, butchers, Spa shop and doctors' surgery. The market town of Chepstow is also close at hand with its more attendant range of facilities. You will also find bus and rail links here, the A48, M48 and M4 all bringing Newport, Cardiff and Bristol within close proximity.

Accommodation

RECEPTION HALL

Steps up to obscure upvc double glazed and panelled door. Coving. Access to loft area. Cloaks cupboard and airing cupboard. Panelled radiator. Glazed door to living room. Doors off to master bedroom, guest bedroom 2 and modern family bathroom.

LIVING/DINING ROOM

16'2" x 10'4"

Coving. Feature fireplace with warm air fire inset. Brand new sofa and armchair (to remain). Panelled radiator. Upvc double glazed window to side elevation. Upvc double glazed box bay window to front elevation. Open to dining room.

DINING ROOM

8'6" x 9'4"

Coving. Double glazed windows to front and side elevations. Panelled radiator. Dining table and chairs (to remain). Open to kitchen.

KITCHEN

10'1" x 8'5"

Coving. Range of base and eye level storage units. Under pelmet lighting. One and a half bowl stainless steel sink and mixer tap set into wood effect work surfaces, tiled splash backs. Fully integrated appliances to include fridge/freezer and dishwasher. Fan assisted electric oven. Four ring gas hob set into work surface with extractor hood and lighting over. Polished tiled floor. Glazed door to utility room.

UTILITY ROOM

Coving. Continuation of polished tiled floor. Range of base and eye level storage units. Stainless steel sink set into wood effect work surfaces with mixer tap. Cupboard housing wall mounted gas combi-boiler. Built-in washing machine and space for tumble dryer. Useful storage cupboard. Panelled radiator. Obscure upvc double glazed window to side elevation.

MASTER BEDROOM

11'1" x 13'8" maximum l-shaped measurement to include dressing area and fitted furniture.

Coving. Fitted bedroom furniture (to remain). Panelled radiator. Upvc double glazed window to side elevation. Open to dressing area with mirror fronted wardrobes with door to en-suite.

EN-SUITE SHOWER ROOM

Low level dual push button flush w.c. Wash hand basin with mirror and shaver point over. Vanity storage unit. Double walk-in enclosure with mains fed shower. Full tiling to walls. Tiled floor. Extractor fan. Obscure upvc double glazed window to side elevation.

BEDROOM 2

11'9" x 9'4" to include bedroom furniture

Range of bedroom furniture (to remain). Panelled radiator. Upvc double glazed window to side elevation.

BATHROOM

A superb family bathroom with inset spotlighting. Low level dual push button flush w.c. Wash hand basin set over vanity storage unit. Bath. Full polished tiles to walls and floor. Panelled radiator. Obscure upvc double glazed window to side elevation. Extractor fan.

OUTSIDE

Parking to the front elevation for two vehicles. Flagstone paving to both sides of the property lead to the rear with generous sun terrace, loose stone chipped for ease of maintenance. Fence to boundary.

