



## DIRECTIONS

From Chepstow town centre, proceed along the A48 towards Newport. After passing St Pierre Marriott Golf Resort on your left, proceed to the roundabout taking the first exit and then first left. After approximately half a mile you will find the site entrance on your left-hand side accessed via wrought iron gates.

## SERVICES

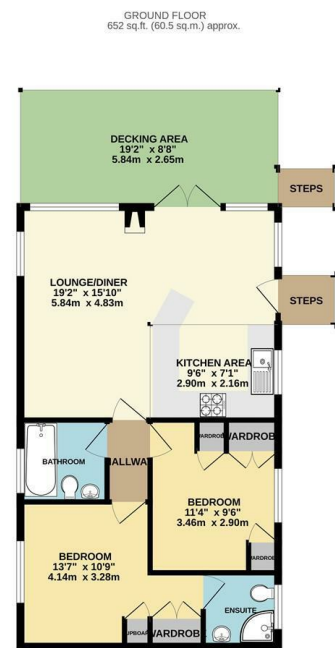
Mains electricity and water, communal LPG gas and shared drainage system forming part of the management fee.

## MAINTENANCE AND SERVICE CHARGE

The property is subject to communal ground rent and maintenance charges that equate to approximately £250 pcm including water rates. This charge is assessed annually in September.

## TENURE - LEASEHOLD

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



TOTAL FLOOR AREA - 652 sq.ft. (60.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing measurements, we do not accept any liability for any errors or omissions in this document. This plan is for guidance only and should not be used as a basis for any purchase or lease. The actual layout and dimensions may vary from those shown on this plan and we do not guarantee any of their accuracy or efficiency can be given.  
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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.



## 15 ST. PIERRE COUNTRY PARK, PORTSKEWETT, CALDICOT, MONMOUTHSHIRE, NP26 5TT



**£219,950**

**Sales: 01291 629292**  
**E: [sales@thinkmoon.co.uk](mailto:sales@thinkmoon.co.uk)**



Offered to the market with the benefit of no onward chain, this immaculately presented park home occupies a stunning position within this well-maintained country park development, offering all year-round living and affording a sizeable plot whilst enjoying fantastic uninterrupted views across open countryside and towards the Severn Estuary. The well-planned and deceptively spacious living accommodation briefly comprises; a fantastic open plan kitchen/dining/living room boasting a modern fully fitted kitchen area with integrated appliances, as well as a living/dining area with a feature wood burner, vaulted ceiling and French doors leading directly out to the balcony. The inner hallway leads to the two double bedrooms, the principal bedroom with an en-suite shower room and fitted wardrobes, as well as a second double guest bedroom also benefitting fitted wardrobes. Furthermore, there is a family bathroom. The park home sits in generous wrap-around gardens, as well as useful storage units and private block-paved driveway providing ample off-street parking.

The site benefits from maintenance of the communal areas and green spaces and there is a bus service outside the park site with good commuter links with A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

**OPEN PLAN KITCHEN/LIVING/DINING ROOM**  
**5.89m x 4.85m (19'3" x 15'10" )**

Accessed via a frosted half glazed door to a superb open plan living space complete with designated kitchen, dining and living areas. This room benefits from vaulted ceiling with spotlighting and uPVC double glazed French doors as well as full height windows with integrated blinds which lead to the veranda situated at the rear of the property. The kitchen area itself is appointed with a matching range of base and eye level storage units with inset one and a half bowl and drainer sink unit with mixer tap. Fitted appliances include inset four ring gas hob with extractor over, built-in oven and microwave, integrated fridge and freezer, as well as wine cooler. Ceramic tiled splashbacks and ceramic tiled floor to the kitchen area.

The kitchen/dining area also benefits from a modern cast iron wood burner and feature panelled wall with access to: -

**INNER HALLWAY**

Velux rooflight and grey wood effect flooring.

**PRINCIPAL BEDROOM**  
**4.14m x 3.28m maximum measurement (13'7" x 10'9" maximum measurement)**

A sizeable double bedroom with a range of fitted bedroom furniture and mirrored sliding wardrobes. uPVC double glazed window to the side elevation with integrated blinds. Access to: -

**EN-SUITE SHOWER ROOM**

Comprising a modern and neutral suite to include a low

level-WC, corner walk-in shower cubicle with mains fed shower unit and wash hand basin with mixer tap. Window to side aspect.

**BEDROOM 2**  
**3.45m x 2.90m maximum measurement (11'4" x 9'6" maximum measurement)**

A double bedroom with a range of fitted bedroom furniture to include wardrobe. uPVC double glazed window to side elevation with integrated blinds.

**FAMILY BATHROOM**

Comprising a three-piece white suite to include low-level WC, wash hand basin with chrome mixer tap inset to vanity unit and 'P' shaped bath with chrome taps and chrome mains fed shower over and glass shower screen. Fully tiled walls and flooring. Frosted uPVC double glazed window to side elevation.

**OUTSIDE**

To the front the property is approached via a brick driveway with parking for at least two vehicles. To the rear of the lodge is a covered veranda with outdoor lighting and composite decking with artificial grass over (easily removable), which

provides a sociable seating area enjoying fantastic panoramic views across countryside and towards the Severn Estuary. The gardens are level and generous, mainly laid to lawn bordered by an attractive range of plants and shrubs, providing a perfect blank canvas for the 'garden enthusiast'. There are also useful sheds for storage.

**SERVICES**

Mains electricity and water, communal LPG gas and shared drainage system forming part of the management fee.

**MAINTENANCE AND SERVICE CHARGES**

The property is subject to communal ground rent and maintenance charges which equate to approximately £250 pcm including water rates. This charge is assessed annually in September.

