



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 the left.

SERVICES

All mains services are connected.
Council Tax Band A

MAINTENANCE AND SERVICE CHARGE

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.

PITCH FEE - The pitch fee is set at £153.00 per month plus £29.28 per month for water and sewerage.

TENURE - FREEHOLD

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



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

 **3**  **2**  **1** 

£230,000

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. 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.

20 Severn Bridge Park comprises a well-presented park home having been updated by the current owners, to include open plan kitchen/utility room with integrated appliances and uPVC windows and doors throughout. The property sits in a spacious plot, with several private seating areas, enjoying breath-taking views of the River Wye and Severn Estuary and both Severn Bridges beyond. The property briefly comprises, reception hall, living room, dining area which in turn is open to the kitchen/utility room, main bedroom with en-suite bathroom, second double bedroom, bedroom three/home office and superb family shower room.

The property has a designated parking area and is situated on this popular development, set on the banks of the River Wye. There are numerous walks nearby and with Sedbury village offering local shops, butcher's, a Spar shop with post office 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.

ENTRANCE HALL

Composite front door. Two handy storage cupboards.

OPEN PLAN KITCHEN/DINER

5.92m x 2.54m (19'5" x 8'3")

Range of modern base and eye level storage units with granite effect work tops over. Fitted appliances include eye level double oven and microwave, four ring hob with extractor fan over, washing machine, fridge/freezer and wine cooler. Inset one and half bowl and drainer sink unit. uPVC windows to side elevations. Door to side off utility area.

SITTING ROOM

3.18m x 5.95m (10'5" x 19'6")

Windows to side and rear elevations as well as patio doors to rear garden. Wood effect flooring.

BEDROOM 3

2.11m x 2.02m (6'11" x 6'7")

A single bedroom currently used as a home office. Window to side elevation.

BEDROOM 2

2.83m x 3.08m (9'3" x 10'1")

A double bedroom with built-in wardrobes. Window to side elevation. Wood effect flooring.

HALLWAY

Slate effect flooring.

SHOWER ROOM

Appointed with a three-piece suite to include wash hand basin with chrome mixer tap inset into vanity storage unit, low level WC and corner shower unit with glass shower door and chrome rainfall shower and hand-held shower attachment. Chrome heated towel rail. Frosted window to side elevation.

BEDROOM 1

3.68m x 3.07m (12'0" x 10'0")

A double bedroom with window to side elevation. Door to :-

EN-SUITE

Appointed with a three piece suite to include wash hand basin with chrome mixer tap inset into vanity storage unit, whirlpool bath with tiled splash back, chrome mixer tap and hand held shower attachment, low level WC. Chrome heated towel rail. Wood effect flooring.

OUTSIDE

The property benefits from several private seating areas, with space for a hot tub and bar, patio area for entertaining and stunning views of the River Wye and both Severn Bridges beyond.

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