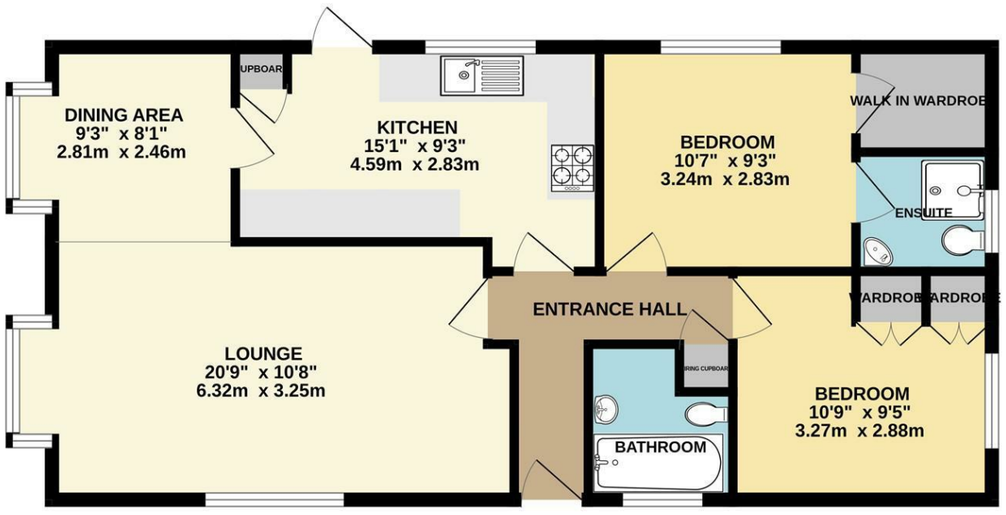
DIRECTIONS

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 right.

TENURE - FREEHOLD

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

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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.



MOON&CO

56 SEVERN BRIDGE PARK HOMES, BEACHLEY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7HQ

2 1 1

£115,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Offered to the market with the benefit of no onward chain, this two double bedroom park home is situated on this popular development, within easy reach of amenities offered in both Sedbury village and Chepstow town centre, also offering fantastic riverside walks on your doorstep. The well planned and deceptively spacious living accommodation briefly comprises entrance hall, well-proportioned dual aspect lounge open plan to dining area, a fully fitted kitchen with range of appliances, two double bedrooms including the principal bedroom with en-suite shower room and walk-in wardrobe as well as a bathroom. The property benefits uPVC double glazing throughout, gas central heating and low-maintenance gardens to the side and rear elevations. We would strongly recommend arranging an internal viewing to appreciate what this property has to offer.

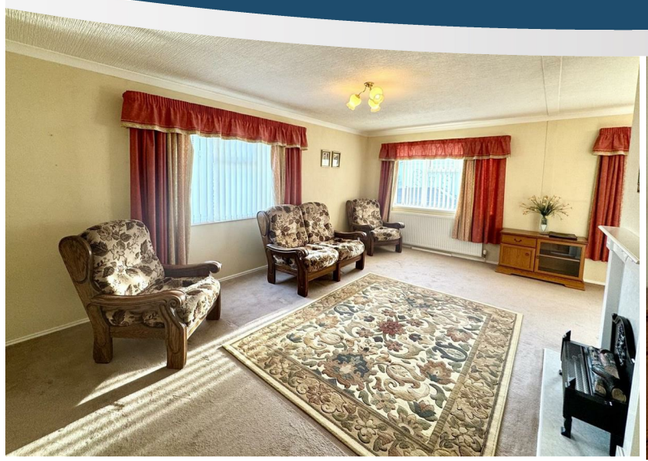
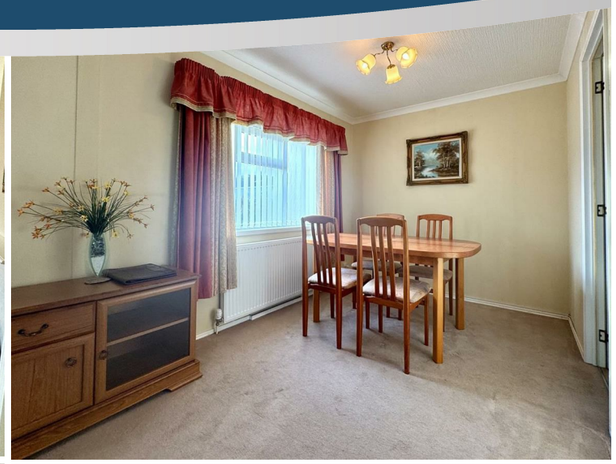
ENTRANCE HALL
A glazed uPVC door leads into the entrance hall. Useful built-in cupboard with fitted shelving.

LOUNGE
6.32m x 3.25m (20'9" x 10'8")
A well proportioned formal reception room with a feature fireplace and enjoying a dual aspect to the front and the side elevation. Open through to:-

DINING AREA
2.82m x 2.46m (9'3" x 8'1")
A good sized dining space with a window to the front elevation. Door to:-

KITCHEN
4.60m x 2.82m (15'1" x 9'3")
Appointed with an extensive range of fitted wall and base units with ample laminate worktop and tile splashback. Inset one bowl sink with drainer and mixer tap. Integrated four ring gas hob with concealed extractor hood over and electric oven/grill beneath. Bosch washing machine, condensing dryer, fridge and freezer are included in the sale. There is a useful built-in storage cupboard. Window and door to the side elevation.

BEDROOM 1
3.23m x 2.82m (10'7" x 9'3")
The principal bedroom comprises a good sized double bedroom with a window to the side elevation and a walk-in wardrobe with fitted shelving.



EN-SUITE SHOWER ROOM
Comprising a three-piece suite to include walk-in shower cubicle with tile surround and mains fed shower unit, low-level WC and wall-mounted corner wash hand basin with tile splashback. Frosted window to the rear elevation.

BEDROOM 2
3.28m x 2.87m (10'9" x 9'5")
A second good sized guest double bedroom with a fitted wardrobe and window to the rear elevation overlooking the garden.

BATHROOM
Comprising panelled bath with tile surround, low-level WC and pedestal wash hand basin with tile splashback. Frosted window to the side elevation.

GARDEN
The property benefits gated pedestrian access to both sides of the property with steps leading up to entrance door. The property benefits from low-maintenance gardens to both sides and the rear, with a good size paved patio area perfect for dining and entertaining. Furthermore there is a very useful lockable shed for everyday storage.

SERVICES
Mains gas, electricity and water. Communal septic tank.
Pitch fees - currently in the region of £181 per calendar month which includes the water/sewage charge.
Council tax band A.

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.
The site states one vehicle and two pets per property.