

## 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. The property is the first on the left as you enter the development.

## MAINTENANCE AND SERVICE CHARGE

£2,808.00 Annual Ground Rent (includes water and sewerage).

## TENURE - LEASEHOLD

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



## 1 SEVERN BRIDGE PARK HOMES, BEACHLEY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7HQ



**£215,000**

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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.

This modern, spacious park home is situated in a very generous plot, with views of the open countryside, within this popular residential park. The property comprises an open plan dining, kitchen and sitting room, with vaulted ceiling making this living space light and airy. The kitchen has a good range of fully integrated appliances, and off the kitchen, there is a good size utility room. From the inner reception hall is the main bedroom with fitted bedroom furniture and leading through to en-suite shower room. There is also a guest bedroom and a superb family bathroom. Outside there is a gated block paved driveway with parking for several vehicles plus low-maintenance gardens with good size sun terrace to the rear where you can enjoy the countryside. 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 village with local shops, butchers, Spar shop pharmacy 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

Half glazed uPVC door to the entrance hall, leading to:-

#### OPEN PLAN KITCHEN/LIVING/DINING ROOM 7.71m x 5.93m (25'3" x 19'5")

A half glazed door gives access to the spacious open plan kitchen/living/dining area. The dining area has two windows to side elevation. The living area has two bay windows to front elevations and a feature fireplace with electric fire. The kitchen area has a range of eye and base level units with granite effect worktops, tiled splashbacks and inset one and a half bowl sink and drainer with chrome mixer tap. A range of built-in appliances to include four ring gas hob with concealed extractor fan over, eye level double oven, fridge, freezer and dishwasher. Kitchen island unit with granite effect worktops and storage under. Ceramic tiled floor and window to side elevation. Access to:-

#### UTILITY ROOM

1.74m x 2.17m (5'8" x 7'1" )

A half glazed door to the side elevation with ceramic tiled floor. Fitted with a range of eye and base level units with granite effect worktop and inset circular sink with chrome mixer tap. Built-in washing machine and tumble dryer. Gas boiler.

#### INNER HALLWAY

With a handy storage cupboard and loft access point.

#### BEDROOM 1

3.21m x 2.89m (10'6" x 9'5")

A spacious and light principal bedroom with bay window to side elevation and window to rear overlooking the open countryside. A good range of built-in furniture to include mirror fronted wardrobes. Door to:-

#### EN-SUITE SHOWER ROOM

Comprising a corner shower unit with glass shower door, low-level WC and wash hand basin inset to vanity storage unit with chrome mixer tap. Frosted window to rear elevation. Chrome heated towel rail. Fully tiled walls.

#### BEDROOM 2

3.12m x 2.88m (10'2" x 9'5" )

A double bedroom with a range of built-in furniture including dressing table, wardrobes and chest of drawers. Window to rear elevation.

#### FAMILY BATHROOM

1.97m x 2.32m (6'5" x 7'7" )

Comprising of a three-piece suite to include panelled bath, wash hand basin with chrome mixer tap inset to vanity storage

along with low-level WC. Fully tiled walls and floor. Frosted window to side elevation.

#### OUTSIDE

Gated access to both sides of the property. The front and rear being low maintenance and benefits from a very large patio area laid to non slip patio slabs which is perfect for entertaining, with views over the open fields. A block paved driveway provides parking for several vehicles.

#### SERVICES

Mains electricity and gas are connected, with mains gas central heating.

#### AGENTS NOTE

The property is being sold fully furnished, other than one storage unit which could be available by separate negotiation. 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.

